

OFFICE

BUSINESS SPACE AGENCY

FOR SALE



UNIT 15A, CAPITAL INDUSTRIAL ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, KENT DA17 6BJ

TWO STOREY OFFICE OF 1,622 SQ FT

- OVERCLAD CAVITY BRICK WALL CONSTRUCTION
- KITCHENETTE / PRIVATE WC AREA
- PERIMETER TRUNKING
- FULLY CARPETED
- GOOD ACCESS TO M25 AND A2

LOCATION

The Capital Industrial Estate is located on the western side of Crabtree Manorway South approximately 1¼ miles north west of Erith town centre. The estate is accessed via Bronze Age

Way (A2016), which links with junction 1a of the M25, approximately $5\frac{1}{2}$ miles to the east. The A2016 leads directly to the M25 and the A2. Belvedere Station is approximately $\frac{1}{2}$ mile to the south providing a regular service to London stations, including London Bridge and Charing Cross and also out into Kent.

DESCRIPTION

The premises are a two storey office building located next to an industrial unit. It is constructed of cavity brick walls supporting a flat roof with double glazed windows fitted with security bars to the ground floor. Internally, the office benefits from a private WC, kitchen and five separate partitioned offices. The office has plastered painted walls, plasterboard ceilings and is fully carpeted. The office also benefits from Category II style lighting, electric storage heaters, perimeter trunking and secondary glazing. The office also benefits from an alarm system and CCTV.



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ACCOMMODATION

The unit has the following gross internal areas:-

FLOOR	SQ FT	SQ M
UNIT 15A		
Ground Floor Office	688	63.92
First Floor Office	934	86.83
TOTAL	1,622	150.75

TERMS

The property is offered for sale at a price of \pounds 375,000 plus VAT.

RATEABLE VALUE

The property needs to be reassessed.

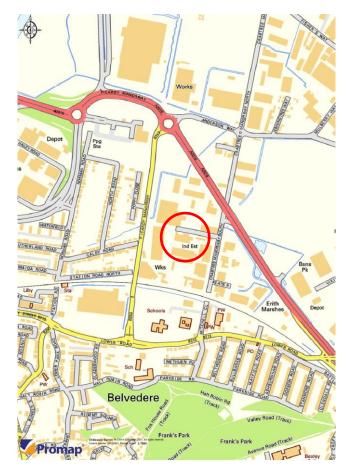
Interested parties are advised to contact Bexley Council in regard to exact rates payable.

SERVICE CHARGE

A service charge for the common and shared items will be applicapable to the unit. All service charges are subject to annual reconciliation. More information available upon request.

VIEWING

Strictly by appointment only through the joint agents Glenny and Watson Day – 01634 668000.



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested, and will be made available.

CONTACT

For further details on these and many other available properties please contact:



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SERVICES



REGENERATION &

