



## WAREHOUSE / INDUSTRIAL PREMISES

### FOR SALE



#### Key Benefits

- 4m eaves height
- Fitted offices
- Kitchenette
- Single electric roller shutter door
- Separate WCs
- Parking / loading area
- 200 amp 3 phase power supply

LESS THAN 3 MILES TO JUNCTION 1A OF M25

UNIT 9 KENNET ROAD, OFF THAMES ROAD,  
CRAYFORD, KENT DA1 4QT

5,938 sq ft (551.74 sq m)  
plus 2 mezzanine floors totalling 1,709 sq ft (158.81 sq m)

For further information contact:

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## UNIT 9 KENNET ROAD, OFF THAMES ROAD, CRAYFORD, KENT DA1 4QT

### LOCATION

The property is situated on the established Kennet Road Estate off the north side of the Thames Road (A206) within 3 miles of Junction 1a of the M25 and is close to the established commercial areas of Crayford, Dartford, Erith and Belvedere.

### DESCRIPTION

The property comprises a single storey concrete framed unit with part brick/blockwork elevations under a pitched roof incorporating intermittent translucent roof lights with fluorescent strip lighting. The unit benefits from 4 m eaves, a full height roller shutter door and floor standing heaters.

The single storey offices to the front are under a flat roof and comprise two offices, separate WCs and a kitchenette. The offices benefit from suspended ceilings with recessed lighting and carpeting. There is car parking and a loading area to the front.

### ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	4,977	462.41
Offices	961	89.33
<b>TOTAL</b>	<b>5,938</b>	<b>551.74</b>

(2 mezzanine floors provide an additional  
1,507 sq ft and 202 sq ft)

### SERVICES

We are verbally advised that all main services are connected to the property including 3 phase power.

### PRICE

£772,000.

### RATES

We understand that the Rateable Value with effect from 1 April 2017 is £39,250. However you are advised to make your enquiries with the London Borough of Bexley.

### VAT

VAT maybe applicable to the purchase price.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

Energy Performance Asset Rating – D99.

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Chartered Surveyors