



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)

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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:-

	FT²	M ²
Warehouse	4,977	462.41
Offices	961	89.33
TOTAL	5,938	551.74

(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.

Chartered Surveyors

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