

INDUSTRIAL

**BUSINESS
SPACE
AGENCY****TO LET****Indicative Photo**

UNIT 22 HAILEY ROAD, ERITH, KENT DA18 4AP

**DUE TO BE REFURBISHED LIGHT
INDUSTRIAL / PRODUCTION UNIT OF
2,327 SQ FT**

- **SECURITY CONTROLLED ACCESS TO REAR**
- **CCTV MONITORED YARD AREA FOR LOADING AND PARKING**
- **ALL MAINS SERVICES**
- **SECURE YARD AREA, APPROXIMATELY 2,120 SQ FT**
- **GOOD ACCESS TO A2016 AND M25**

LOCATION

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Hailey Road Business Park is accessed directly from the A2016 Eastern Way where upon you enter a one way system. Unit 22 is on the right hand side after you enter the estate. From there the M25 junction 1a is within 7 miles and other main routes A206, A207 and A2 are readily accessible. Belvedere station is approximately 1.5 miles via Yarnton Way.

DESCRIPTION

The premises comprises a single storey steel framed industrial unit with brick clad elevations. Commercial access is to the rear which is security controlled and the unit has use of the communal yard and parking area with an additional secure fenced yard and a roller shutter door for the entry to the unit. Access is also available for pedestrians via the front of the unit in Hailey Road.

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ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice, on a gross internal area basis as follows:

FLOOR	SQ FT	SQ M
UNIT 20		
Ground Floor	2,327	216.18
TOTAL	2,327	216.18
Yard	2,120	197

TERMS

The property is available to let at a rent of £25,000 per annum. Full lease terms available upon request.

RATEABLE VALUE

The property has been assessed for business rate purposes as follows:

Workshop and Premises £14,000

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

SERVICE CHARGE

Service charge is payable for maintenance of common parts on the Estate. For the service charge year to March 2019, approximately £3,069 per annum. The service charge is subject to annual reconciliation.

VAT

All rents and service charges are subject to VAT at the prevailing rate.



ENERGY PERFORMANCE CERTIFICATE

UNIT 22 9513-3007-0325-0500-5791 D-94

CONTACT

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



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