

UNIT 1 CHURCH TRADING ESTATE

Slade Green Road • Erith • DA8 2JA

END TERRACE INDUSTRIAL / WAREHOUSE UNIT WITH LARGE YARD
12,645 sq ft (1,175 sq m) plus mezzanine of 830 sq ft (77 sq m)

**RECENTLY
REFURBISHED**



TO LET

- Minimum eaves of 6m
- Large yard with potential to enclose
- Allocated car parking
- High specification ground and first floor offices
- Separate male & female WC facilities
- Electric 5m x 5m roller shutter
- Close proximity to Slade Green Mainline Station
- Good access to A206

LOCATION

The property is located on the Church Trading Estate with immediate access off Slade Green Road approximately quarter of a mile east of the A206 dual carriageway which is accessed via Bridge Road. Slade Green mainline train station provides regular services to London Bridge (30 minutes).

DESCRIPTION

The property has recently been comprehensively refurbished.

The warehouse benefits from a minimum eaves throughout of 6m. There is an electrically operated 5m x 5m steel roller shutter door.

Artificial lighting is via a mix of sodium and fluorescent units. There is a demountable steel mezzanine floor providing offices and storage.

The offices are finished to a high specification with a mix of ceiling mounted and recessed lighting with both open plan and private office areas. Toilets are provided on the ground and first floors.

Externally there is a private concrete yard with parking for 15-20 vehicles, plus an additional aggregate surfaced yard to the side of the building.

ROADS

M25 J2	6 miles	13 mins
Dartford Crossing	5 miles	13 mins
Blackwell Tunnel	12 miles	30 mins
A205 South Circular	7 miles	22 mins
A406 North Circular	17 miles	36 mins

LOCATIONS

Greenwich	11 miles	23 mins
City of London	18 miles	55 mins
Central London	19 miles	67 mins

RAIL / AIR / PORTS

Slade Green Station	0.5 mile	3 mins
Erith Station	2 miles	6 mins
London Gateway	17 miles	30 mins
London Gatwick Airport	37 miles	44 mins
Dover Port	65 miles	71 mins

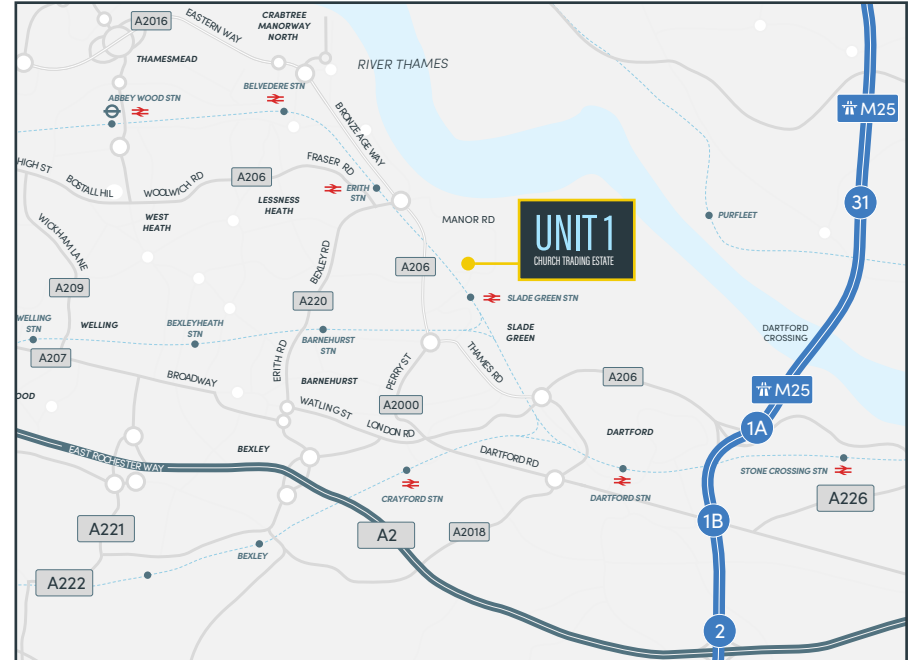
TRAIN TIMES

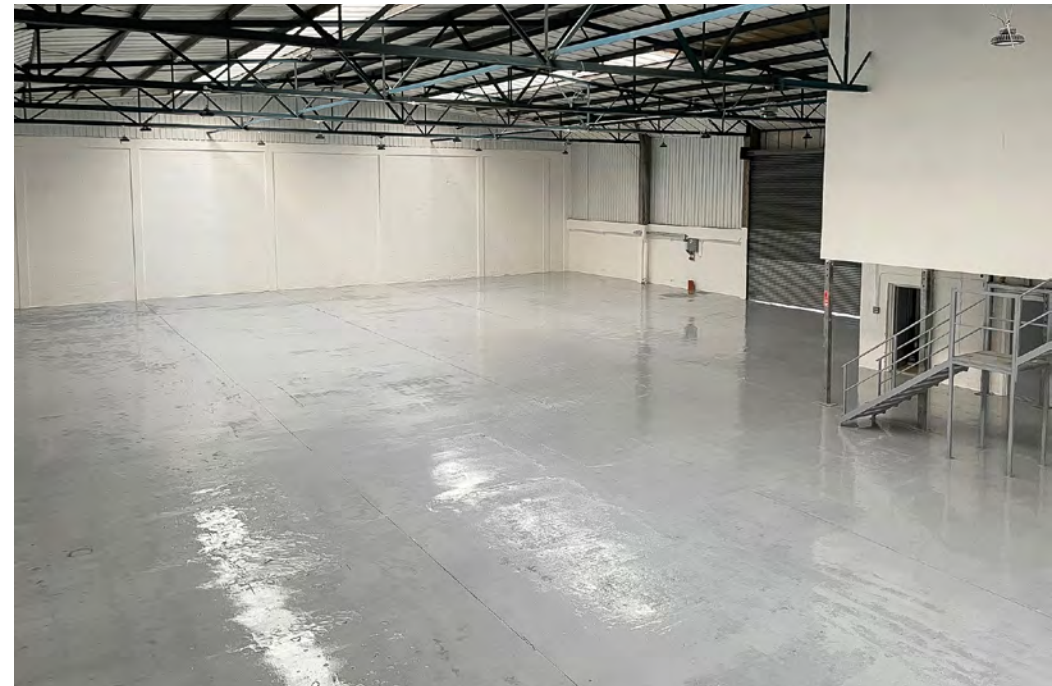
Elizabeth Line - From Abbey Wood, 5 miles

Canary Wharf	11 mins
Liverpool Street	18 mins

Southeastern Rail Station - from Slade Green Station, 0.5 mile

Greenwich	24 mins
London Bridge	34 mins
Charing Cross	45 mins





ACCOMMODATION

The property has the following Gross Internal Areas (GIA):

DESCRIPTION	sq ft	sq m
Ground Floor	10,456	971.36
First Floor Offices	2,189	203.36
Mezzanine Storage	830	77.11
TOTAL (exc. Mezz)	12,645	1,174.72
TOTAL	13,475	1,251.83

EPC

Band C (59). Valid until October 2034.



TO LET



Recently refurbished



Minimum eaves of 6m



Private yard and open storage area of 2,200 sq ft



Allocated car parking



Ground and first floor offices



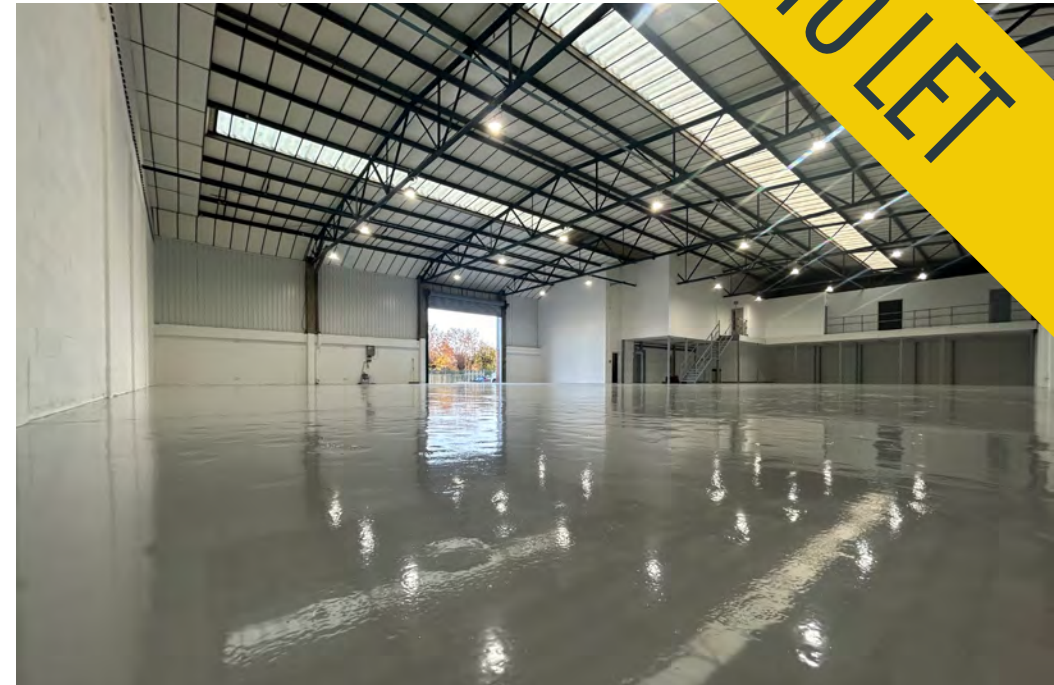
Electric 5m x 5m roller shutter



Close proximity to Slade Green Mainline Station



Good access to A206



RENT

£168,500 PAX.

BUSINESS RATES

The property is assessed for Business Rates as follows; Warehouse and premises: £102,000. Interested parties are advised to contact Bexley Council in regard to exact rates payable.

SERVICE CHARGE

A service charge is levied by the landlord that covers the cost of maintenance of the estate.

VAT

The property has been opted for tax and as such VAT will be applicable on the rent.

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Strictly by prior appointment with the joint sole letting agents.



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