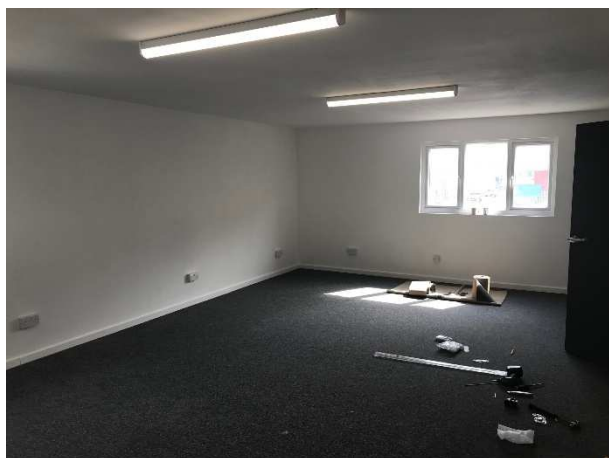


# 15A CAPITAL INDUSTRIAL ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, KENT DA17 6BJ



**REFURBISHED OFFICE PREMISES  
1,622 SQ. FT. (151 M<sup>2</sup>)**

**FOR SALE**

## LOCATION

Capital Industrial Estate is an established business location in Greater London. Ocado, Tesco.com, Asda and Amazon all have large distribution premises within a mile of the estate. The location is well served by road, the A2016 dual carriageway provides easy access to J1A, M25 to the east and Blackwell Tunnel approach to the west. Central London is 12 miles to the west. Erith mainline station provides services to London Bridge in a journey time of approximately 30 minutes.

## DESCRIPTION

The property comprises an end of terraced office suite in a convenient location. Salient features of the property are as follows:-

- Recently refurbished
- Ground and first floor offices
- Mainly open plan accommodation
- LED lighting
- Perimeter trunking
- Fitted kitchen & unisex WC
- UPVC double glazed windows
- Parking TBC
- Immediately available

## ACCOMMODATION

The property has the following gross internal areas: -

Ground Floor	688 sq. ft.	(63.92 m <sup>2</sup> )
First Floor	934 sq. ft.	(86.83 m <sup>2</sup> )
<b>Total</b>	<b>1,622 sq. ft.</b>	<b>(150.75 m<sup>2</sup>)</b>

## TERMS

The freehold interest in the property is available.

## PRICE

Offers in excess of £375,000 exclusive.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## VAT

The property is elected for VAT and this will be charged in addition to the purchase price.

## LOCATION PLAN



## SERVICE CHARGE

No formal service charge payable.

## BUSINESS RATES

The property needs to be reassessed for Business Rates.

Interested parties are advised to contact Bexley Borough Council in regard to exact rates payable on 0208 315 2076.

## EPC

The property is assessed as Band G (166).

Following refurbishment works an updated EPC will be provided shortly.

## LEGAL COST

Each party to bear their own legal costs.

## VIEWING

Strictly via appointment with the joint sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01322 475940/07764 476915

richardturnill@watsonday.com

### JOINT AGENTS

GLENNY LLP

01322 534860

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

#### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01322 475940**