

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY**



**TO LET**



## **MILLMOLL HOUSE, CRABTREE MANOR WAY SOUTH, BELVEDERE, KENT DA17 6AU**

### **SELF-CONTAINED INDUSTRIAL / DISTRIBUTION UNIT OF 21,730 SQ FT**

- **FIRST FLOOR OFFICE AND MEZZANINE STORAGE**
- **ENCLOSED PALLISADE FENCED YARD**
- **WC FACILITIES**
- **GOOD ROAD ACCESS (M25 / A2016)**
- **THREE LOADING DOORS**
- **THREE PHASE POWER**

### **LOCATION**

The property is located on the western side of Crabtree Manorway South within the established Belvedere Industrial Area, with access via the A2016. This dual carriageway provides direct access via the A206 to J1 of the M25 within approximately 5 miles of the property. Belvedere train station is within one mile providing a regular service to London Bridge Station.

### **DESCRIPTION**

The property comprises a large, detached light industrial warehouse unit within a secure, private fenced yard. The property is of an older style, incorporating a steel framed construction, with brick elevations under a Northlight style roof, which is part single glazed and part asbestos sheet clad. The warehouse is predominantly open plan and benefits from three up and over electric roller shutter doors to the front elevation, together with staff facilities and WCs the rear.

**WELL PLACED**

**PROPERTY ADVISORS**

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### ACCOMMODATION

The unit has the following gross internal areas:

| FLOOR                 | SQ FT         | SQ M           |
|-----------------------|---------------|----------------|
| <b>Millmoll House</b> |               |                |
| Ground Floor          | 19,217        | 1785.29        |
| First Floor           | 1,518         | 141.03         |
| Storage Mezzanine     | 995           | 92.44          |
| <b>TOTAL</b>          | <b>21,730</b> | <b>2018.76</b> |

### TERMS

Available to let for a term to be agreed with the landlord. Rent offers invited in the region of £110,000 per annum exclusive.

### RATEABLE VALUE

The property is assessed for business rate purposes as follows:

Warehouse & Premises                      £117,000

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



### ENERGY PERFORMANCE CERTIFICATE

MILLMOLL HOUSE 0930-3943-0306-1110-0034 E-110

## CONTACT

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

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