



INDUSTRIAL PREMISES

FOR SALE (MAY LET)



Key Benefits

- 3.9m eaves height
- Roller shutter doors to front and rear
- 3 phase power
- Yard at rear
- Parking and loading to front
- WC facilities

WAREHOUSE / INDUSTRIAL UNIT

**UNIT 15 CAPITAL INDUSTRIAL ESTATE, CRABTREE MANORWAY
SOUTH, BELVEDERE, KENT DA17 6BJ**

**3,733 sq ft (346 sq m)
plus mezzanine of 218 sq ft (20.29 sq m)**

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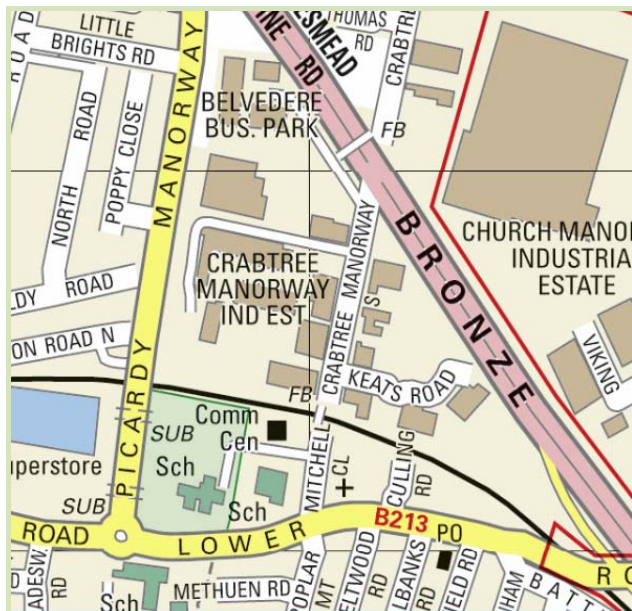
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UNIT 15 CAPITAL INDUSTRIAL ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, KENT DA17 6BJ

LOCATION

Belvedere is located approximately 13 miles south east of central London and 6 miles north west of Dartford. Unit 15 is situated on the Capital Industrial Estate and accessed via Crabtree Manorway South which is located off Bronze Age Way (A2016). Junction 1A of the M25 motorway is approximately 6 miles to the south east. Access to the A2 is approximately 5 miles to the south. Belvedere Train Station is located 0.3 miles from the property and provides regular services to Cannon Street and Charing Cross via London Bridge.



DESCRIPTION

The property comprises of an end terraced unit of concrete frame construction, clad externally over brick and blockwork walls under a pitched roof, incorporating translucent roof lights. The property benefits from front and rear roller shutter doors providing loading access from both ends of the unit. Parking to front and rear yard area.

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
Ground Warehouse	3,593.96	333.89
Ground Office	138.85	12.9
Mezzanine	218.40	20.29
TOTAL	3,951.21	367.08

TERMS

We are instructed to seek offers for the freehold of this unit, quoting price on application. Alternatively our client will consider letting on terms to be agreed.

RATES

We understand that the Rateable Value with effect from 1st April 2017 is combined with Unit 14 at £39,000. Interested parties are advised to make their own enquiries with London Borough of Bexley.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

May be applicable to the purchase price or rents and other outgoings.

EPC

Energy Performance Asset Rating – B41.

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Chartered Surveyors