

UNIT E MANOR ROAD

ERITH, LONDON DA8 2AD

INDUSTRIAL WAREHOUSE UNIT TO LET

NEWLY REFURBISHED | AVAILABLE NOW

CENTRAL
LONDON

CANARY
WHARF

GREENWICH

ERITH



18.4 miles (40 mins)
from Central London



6.4 miles (17 mins)
from M25 J2



An industrial warehouse unit perfectly located for Central London operations.

The property has undergone a comprehensive refurbishment and comprises a light industrial / warehouse unit of steel portal frame design, incorporating profile clad elevations under a pitched roof. Internally the building features full height warehouse space, with ground and first floor office / ancillary accommodation to the front. The unit benefits from surplus yard space to the side with allocated parking spaces at the front.

UNIT E	SQ FT	SQ M
Warehouse	7,873	731.4
Ground Floor Office	873	81.1
First Floor Office	800	74.3
Total	9,546	886.8



Up to 5.3m clear height



Single level access loading door



Comprehensively refurbished unit



Secure site



Ample parking, and yard space



Ground & first floor office space



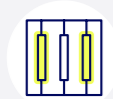
EPC Rating B



24 hr site access



Excellent Transport Connectivity



Brand New Roof



EV Charging Points

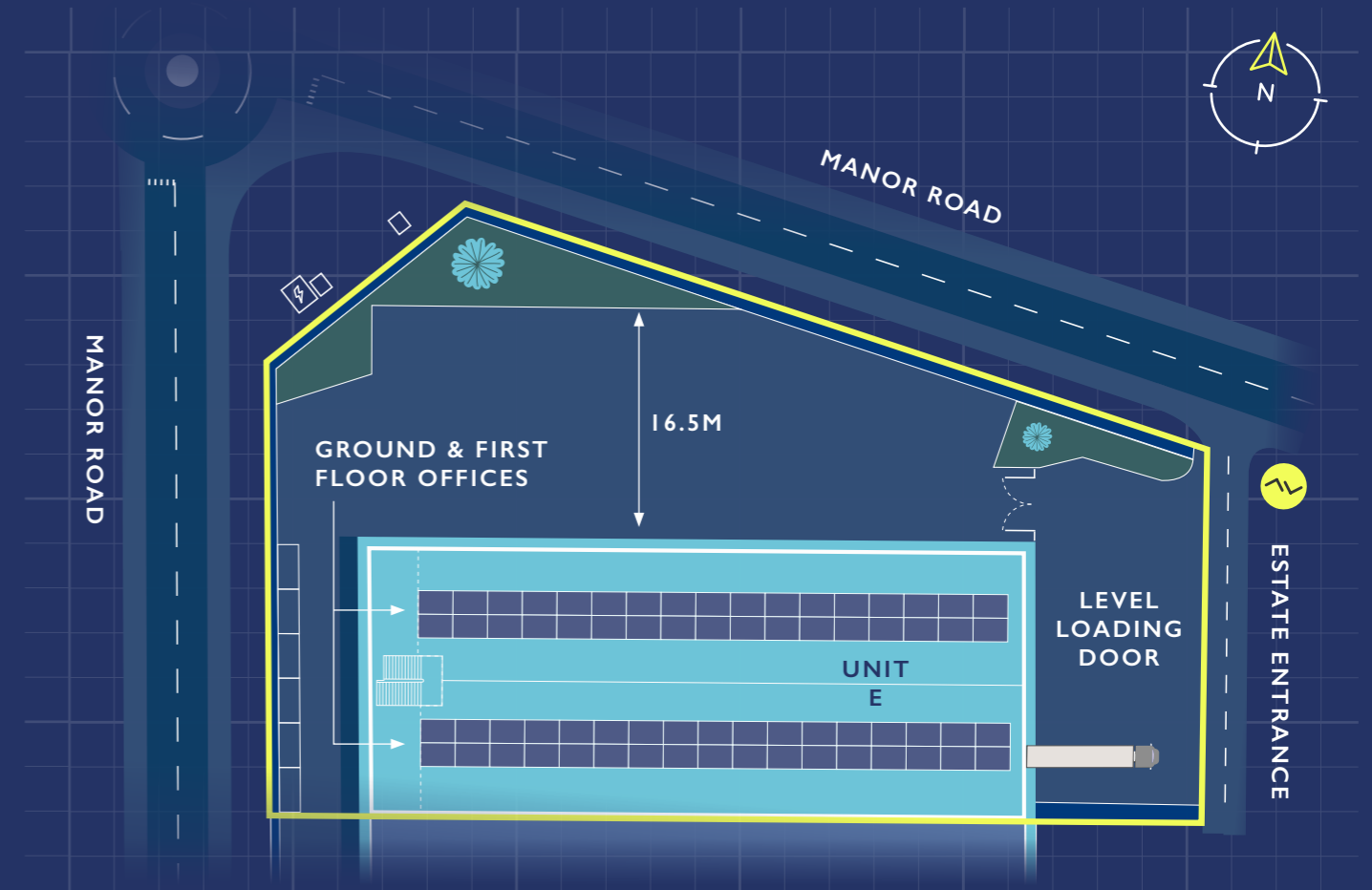
Available Now

GIA

9,546 SQ FT

LONDON

16 MILES





LOCATION

The property is located on an industrial estate off Manor Road, Erith, a popular and established commercial zone to the north of the A206 Northend Road.

The area is considered a good location for manufacturing and distribution given its proximity to Central London and ease of access to the M25 via the A206. Erith Railway Station is within easy walking distance and provides services to London Bridge in a journey time of approximately 25 minutes.

BUSINESS RATES

Tenants to make their own inquiries.

DRIVE TIMES

LOCATION	DISTANCE	TIME
Erith	1 mile	5 mins
Dartford	4.2 miles	17 mins
M25 J2	6.4 miles	17 mins
Central London	18.4 miles	40 mins

TERMS

The property is available on a new lease for a term to be agreed.

FURTHER INFORMATION

Please contact the joint sole agents;



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