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Unit 4 Veridion Way

Erith

London, DA18 4AL

Virtual Freehold / Leasehold |
Industrial and Office Premises

8,447 Sq.ft (784.8 Sq.m)



To Let / For Sale



Key information

Rent / Price
Available on request

Service Charge
Available on request

Business Rates
Available on request

EPC Rating
C (56)

Unit 4, Veridion Way

8,447 Sq.ft (784.8 Sq.m)

Description

The property comprises a modern industrial unit, constructed in 2011. The unit is of steel portal frame construction, surmounted by a pitched metal roof, with externally clad elevations.

To the front of the unit is a reception and two storey office accommodation. The offices benefit from double glazed windows, carpeting, suspended ceilings, LED lights and comfort cooling. Within this portion of the accommodation is a kitchen and 4 WCs.

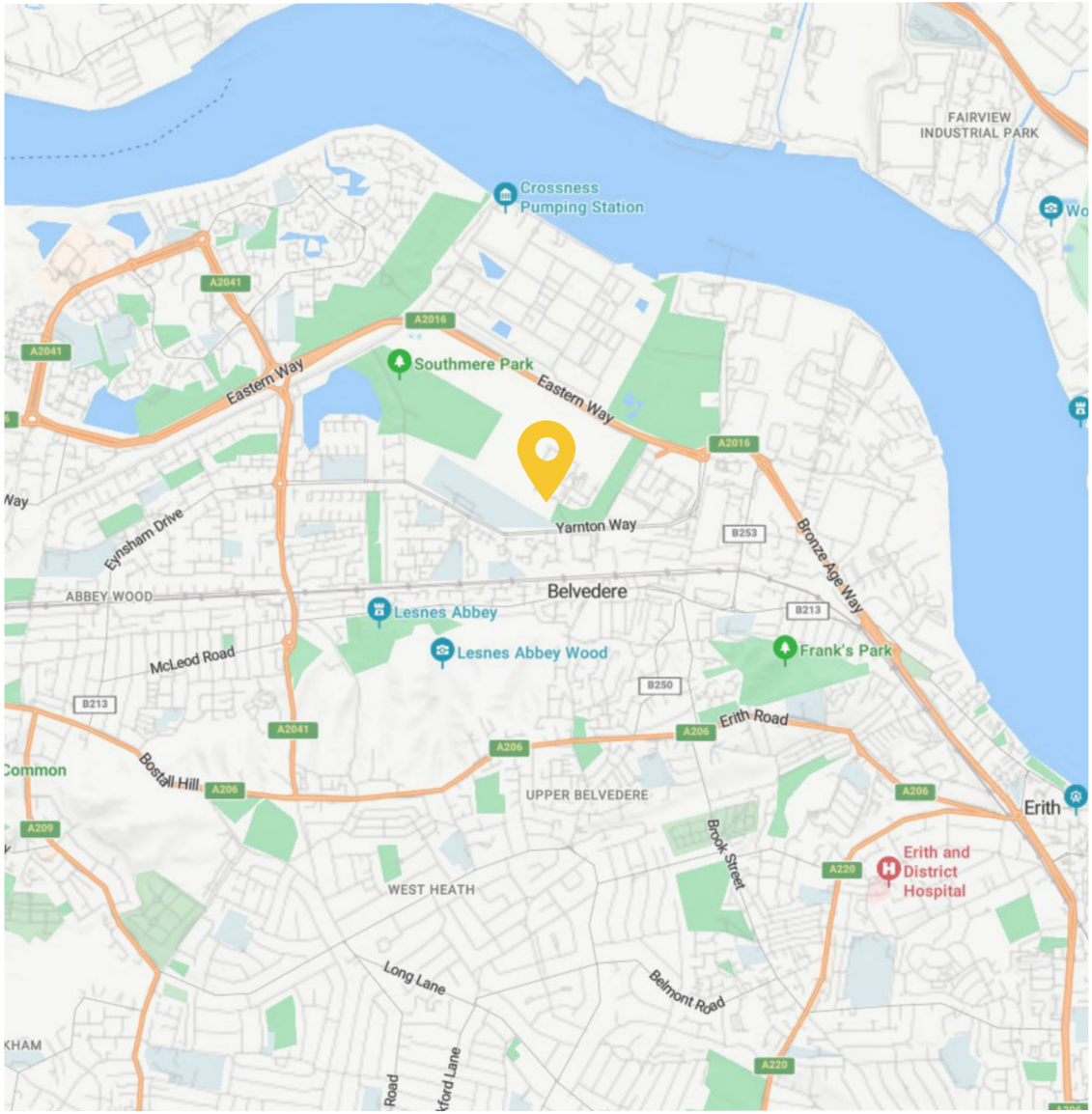
The minimum eaves height of the property is 7.0m. There is a mezzanine covering part of the warehouse and steel racking, both potentially available subject to further discussion. Access to the warehouse is provided by a level access roller shutter door to the rear elevation.

Externally, the property benefits from 9 car parking spaces to the front and a 25m yard depth to the rear. These areas are allocated for the exclusive use of the long leaseholder, subject to a service charge.

Amenities

- Eaves Height 7m-9.25m
- Level Access Roller Shutter
- Car Parking
- Kitchen
- LED Lighting
- Reception

Location Map



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Location

The property is located at the established Veridion Park, Erith, in south-east London. Motorway access is provided by the M25 motorway, 10.0 miles to the south, and is approximately 15 minutes' drive.

Nearby train stations include Abbey Wood and Belvedere, offering access to the Elizabeth Line and National Rail services which provides swift journeys into Central London and beyond.

Address: Unit 4, Veridion Way, Erith DA18 4AL
What3words: ///ships.glee.mimic

Major Transport Infrastructure

Queen Elizabeth II Bridge: 7.7 miles / 20 min drive
Blackwall Tunnel: 9.6 miles / 24 min drive
A2: 9.6 miles / 15 min drive
M25: 10 miles / 16 min drive
A13: 11 miles / 20 min drive
London Canary Wharf: 11.7 miles / 24 min drive
London City Centre: 14 miles / 35 min drive
London West End: 16.5 miles / 45 min drive

Nearest Station

Belvedere: 0.7 miles / 14 min walk
Abbey Wood: 1.4 miles / 26 min walk

Nearest Airport

London City: 11.5 miles / 26 min drive


BOOKER
THE ENGINE HOUSE







Further information

Lease / Virtual Freehold Terms

The property is held under a virtual freehold interest of 999 years from 31st May 2011, let at a peppercorn rent.

It is available for sale of the virtual freehold or for occupational lease on an FRI basis at market terms to be agreed.

Asking Price / Rent

Available on request.

Use

The long lease permits the property to be used for B1 (light industrial, offices, research and development) with alternative uses considered subject to obtaining necessary consents.

Service Charge

Available on request.

Business Rates

Available on request. Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is C (56).

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher German's Anti-Money Laundering policy. Further details on request.

VAT

Any prices and rents provided will be exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Accommodation

The approximate Gross Internal Areas comprise:

Area	Sq.ft	Sq.m
Ground Floor Office & Welfare	1,802	167.4
First Floor Office	1,290	119.9
Warehouse	5,355	497.5
Total excl. Mezzanine	**8,447**	**784.8**
Mezzanine	1,816	168.7
Total incl. Mezzanine	**10,263**	**953.5**

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Particulars dated November 2026. Photographs dated October 2025.