

TO LET



14-16 Maypole Crescent, Darenth Industrial Park, Erith, Kent, DA8 2JZ



THREE OPEN STORAGE YARDS OF 0.19 TO 0.76 ACRES



EDWARD CHARLES
REAL ESTATE

Features

-  Available separately or combined
-  Palisade fencing and gated access
-  Self contained
-  Good access to A206 and M25
-  Concrete level site
-  Night security patrols
-  3 phase power
-  Mains water & sewage

Summary

Plot sizes	0.19 – 0.76 acres
Rent	£3.50 psf pa
Available immediately	



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Location

Erith is located between Dartford and Thamesmead and is a convenient three miles from Junction 1A of the M25 via mainly dual carriageway along the A206 which runs from Junction 1A to Woolwich and the South Circular.

Manor Road is the main industrial area of Erith with Bilton Road Industrial Estate and Manford Industrial Estate leading to Ness Road and Darent Industrial Estate with occupiers including Alsford Timber and Vinci, together with car breakers, scaffolding yards and other open storage uses.

Maypole Crescent is located close to the entrance within the popular Darent Industrial Park by driving along Manor Road and through Burnett Road.

Erith Station provides mainline rail services to London Bridge in a journey time of approximately 25 minutes and the new Queen Elizabeth Line at Abbeywood (4 miles) provides services into the City, West End and Heathrow Airport.



M25 nearby



0.8 miles away



Blackwall Tunnel 10 miles



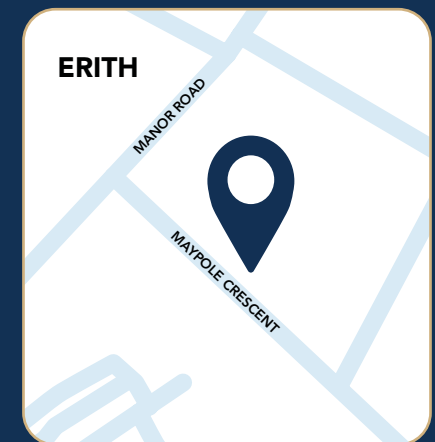
4 miles away

Description

The site comprises a total usable area of 0.76 acres and can be split into one, two or three smaller sites from 0.19 acres upwards. The sites are mainly level, concreted and benefit from perimeter palisade fencing with three separate access gates. The sites can be let individually or via a combination of two or three sites. We understand the site benefits from three phase power as well as mains water and sewage.

Darent Industrial Park benefits from on site security patrols after 6pm.

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Accommodation & Terms

We are advised the site areas are as follows and are available on a new lease at a rent of £3.50 psf.

Site	Acres	Hectares	Rent £pa
Site 1	0.19	0.076	£28,970
Site 2	0.31	0.125	£47,250
Site 3	0.257	0.104	£39,000
Total	0.76	0.306	On Application

Business Rates

We understand rates payable for the entire site are in the region of £40,000 pa (£1.20 psf) however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out as a general guide only and do not constitute part of any offer or contract. No person in the employment of Edward Charles Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2025.

Next steps...

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