

**fisher
german**

Unit 4 Veridion Way

Erith, London, DA18 4AL

Virtual Freehold / Leasehold |
Warehouse

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



To Let / For Sale



Key information



Rent

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

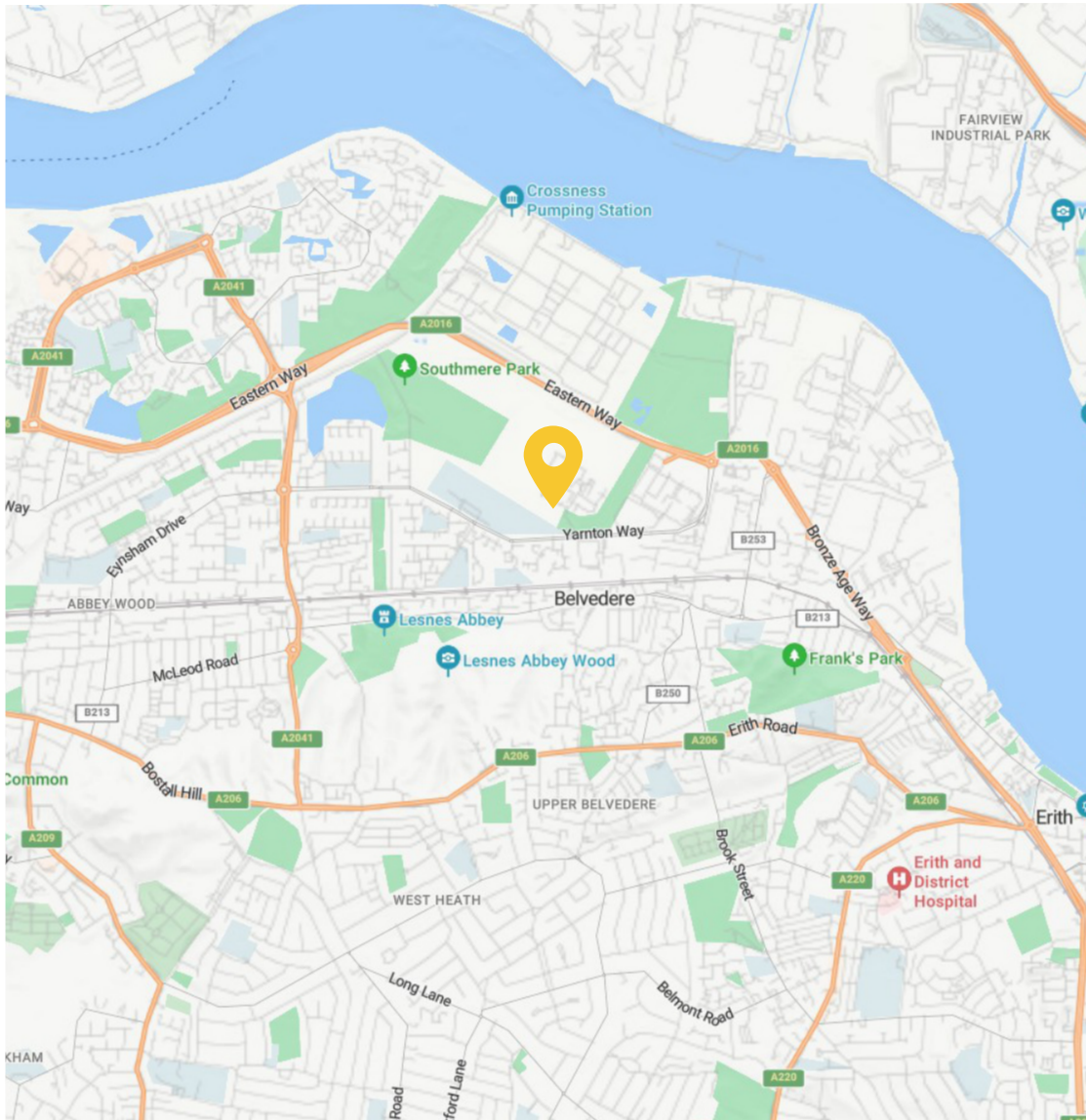


LED
Lighting



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

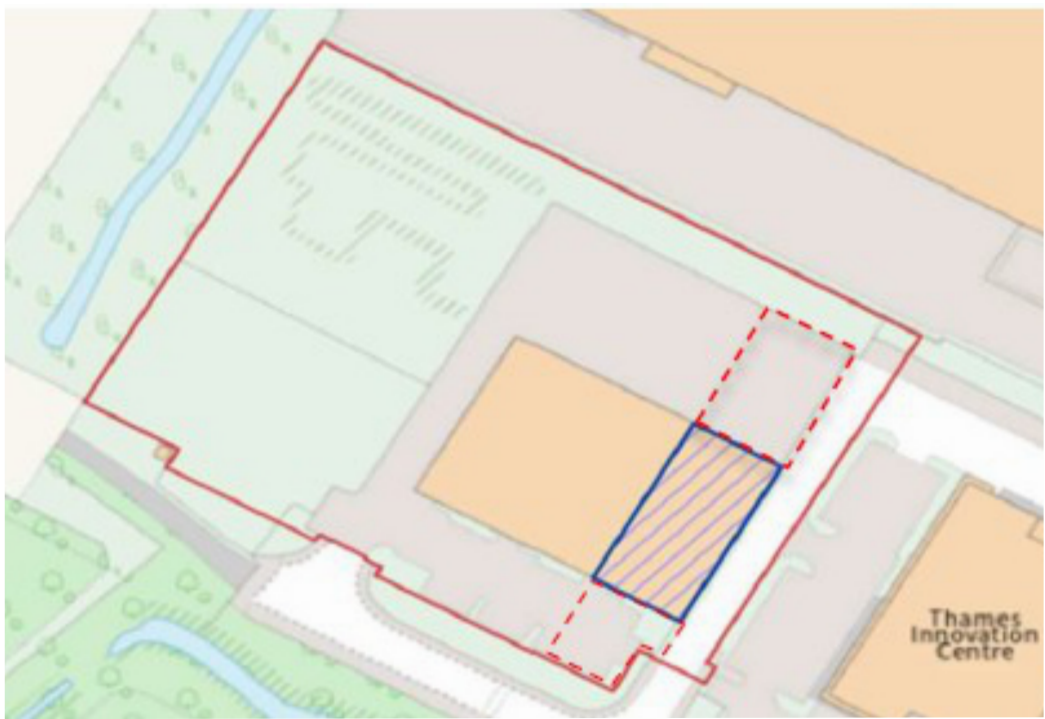
Nearest Station

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



Further information

Lease / Virtual Freehold Terms

The property is available either for sale of the virtual freehold interest or to let on market FRI terms.

The virtual freehold interest is 999 years from 31st May 2011 let at a peppercorn rent. This is available for sale immediately or upon providing vacant possession if preferred.

The unit is let short term under an occupational lease which expires October 2027 but the tenant has indicated that they may vacate sooner. Vacant possession is therefore available from October 2027 latest or earlier, subject to negotiation.

Asking Price / Rent

Available on request.

Service Charge

Available on request.

Business Rates

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

EPC

The EPC rating is C (56).

Legal Costs

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

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 .

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.

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

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated October 2025.



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