

UNITS 6/6A HAILEY ROAD BUSINESS PARK

Hailey Road, Erith **DA18 4AP**

TO LET



24,110 SQ FT
(2,240 SQ M)

Industrial Warehouses on 1.34 Acre Site -
Flexible Leases Considered

**Lambert
Smith
Hampton**

Units 6/6a Hailey Road Business Park, Erith DA18 4AP

Description

AVAILABLE NOW - By way of Sublease or Assignment.

This property comprises 2 combined warehouse units and appended office accommodation on a 1.34 acre site. The warehouses are of steel portal frame construction with metal clad elevations under a pitched roof incorporating translucent roof lights. The ground floor office accommodation incorporates male and female WCs, kitchenette and staff rooms, with the second floor fitted as open plan offices.

ACCOMMODATION	Sq Ft	Sq M
Unit 6 Warehouse	9,390	872
Unit 6 Mezzanine	3,299	306
Unit 6A Warehouse	9,390	872
Ground and First Floor Offices	2,031	189
TOTAL (GIA)	24,110	2,240

Specification

- 9m eaves rising to 10m
- 4 level access loading doors
- 1.34 acre site
- Fitted office accommodation

Location

The property is located on Hailey Road Business Park, in Erith. Situated off Yarnnton Way/Eastern Way connecting to the A2016, providing good access to South London, Dartford (M25) and the wider motorway network. The location also benefits from rail transport with Abby Wood station situated 2.1 miles to the West providing Elizabeth Line services into Central London.

EPC

C (56 & 62)

Terms

This property is available by way of Assignment or Sublease. Further details are available upon request.

Rent

On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

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



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Viewings

By prior appointment only.

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