

# INDURENT

MANFORD INDUSTRIAL ESTATE

MANOR ROAD, ERITH DA8 2AJ  
///SPEAKS.FUND.CALM

## TO LET

Available now.

UNIT 9: 2,500 SQ FT (232.26 SQ M)

Coming Soon.

UNIT 6: 2,520 SQ FT (234.1 SQ M)

UNIT 15 & 17: 5,001 SQ FT (464.61 SQ M)



Strategically located  
less than 5 miles from  
Junction 1A of the M25.



Newly refurbished units.

Warehousing that Works.

# High performance space for your business.

Manford Industrial Estate comprises of a modern business/ industrial estate with units ranging in size from 2,500 sq ft to 5,001 sq ft.

This fully secure site features security gates to the estate, on-site CCTV, and car parking.

Located in the main industrial area of Erith, the estate benefits from excellent road connections providing access to the A206, M25 and Blackwall Tunnel. Erith Rail Station is also just 1 mile away, offering convenient transport links into the central London.



# Why choose Manford Industrial Estate?



Strategically located with the A206 providing direct access to Junction 1A of the M25 in under 5 miles.



Erith Rail Station is located 1 mile away, providing access to central London in under 40 minutes.



Less than a mile away from Erith town centre providing amenities nearby.



Under an hour away from London City Airport.



Warehousing that Works.

# You're well-connected.



## MAIN ROADS

A206	0.8 miles
M25 J1A	4.8 miles
M20	10.2 miles
A12	16.8 miles



## TOWNS/CITIES

Woolwich	7.3 miles
Grays	11.1 miles
Dartford	13.2 miles
Stratford	16.9 miles



## RAIL STATIONS

Erith Station	1.3 miles
Dartford Station	4.0 miles
Woolwich Station	6.8 miles
North Greenwich Station	12.7 miles



## AIRPORTS

London City Airport	9.3 miles
Southend Airport	30.5 miles
London Gatwick Airport	38.3 miles
London Heathrow Airport	61.4 miles

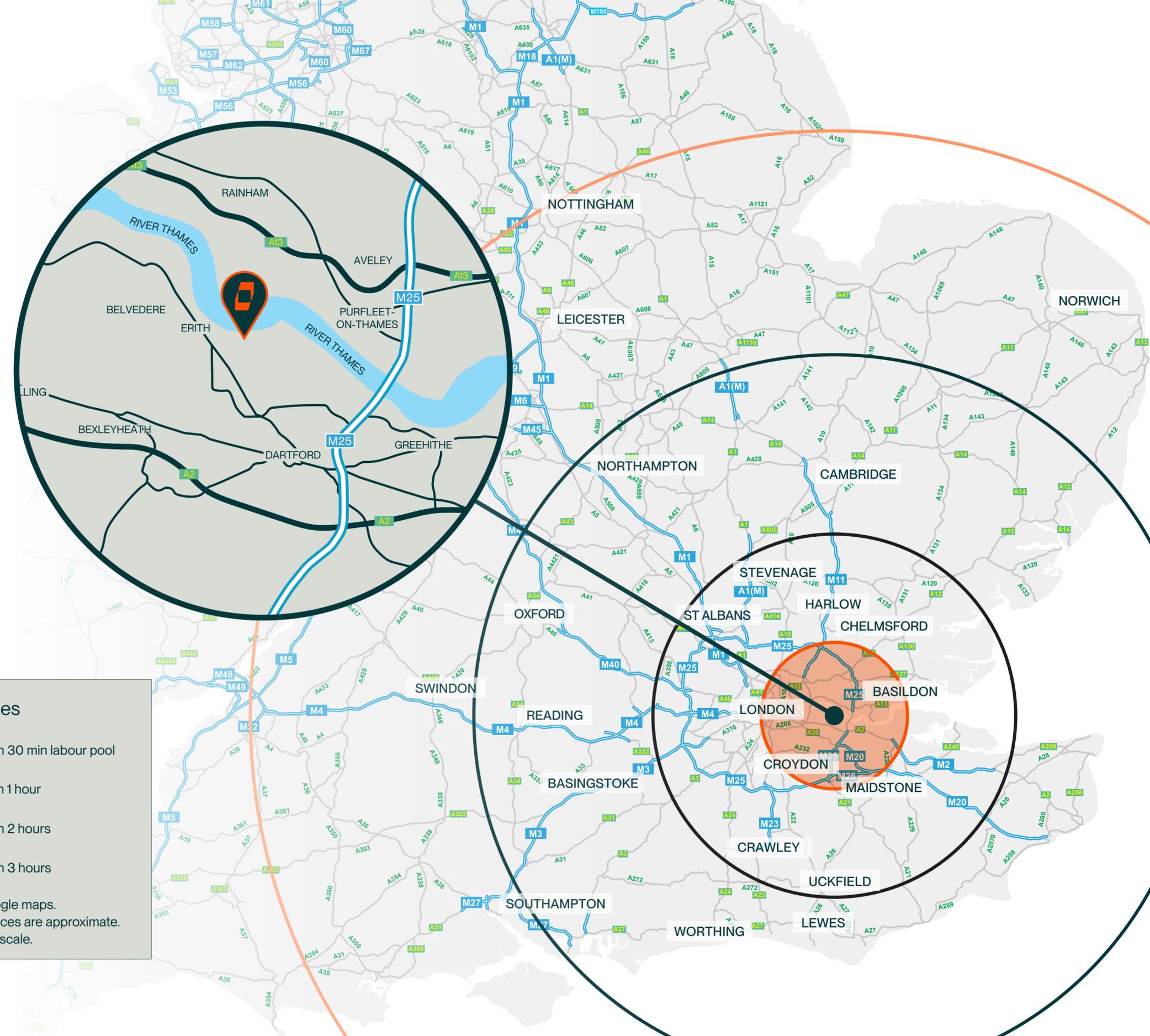


Warehousing that Works.

**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Availability.

**UNIT 6** 2,520 SQ FT (234.1 SQ M)

**UNIT 9** 2,500 SQ FT (232.26 SQ M)

**UNIT 15 & 17** 5,001 SQ FT (464.61 SQ M)

All floor areas are approximate gross internal areas.



Ground floor offices



Security gates to the estate



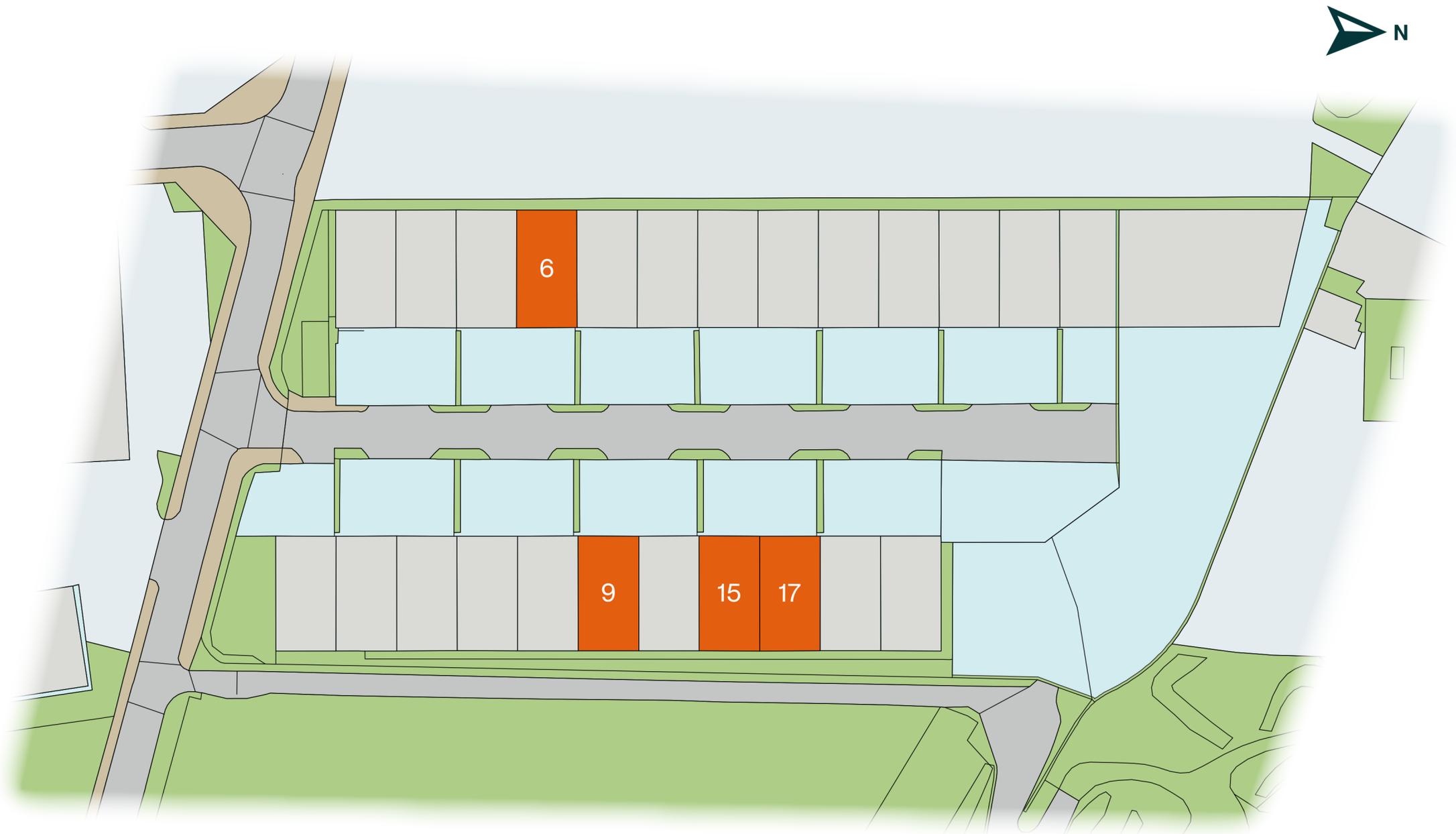
WCs and kitchenette



On site CCTV



Allocated car parking





**FREDDIE JODRELL**

*Assistant Asset Manager*

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