



Unit 9, Manford Industrial Estate

Manor Road, Erith, DA8 2AJ

Modern Refurbished Warehouse / Industrial

2,500 sq ft
(232.26 sq m)

- Located within 3 miles Junction 1A M25
- Security gates to Estate
- Fully secure site
- On site CCTV
- All mains services are provided, including gas and 3 phase electricity
- 4.8m shutter height

Summary

Available Size	2,500 sq ft
Rent	non-quoting
Rateable Value	£21,750 With effect from 1 April 2023. Interested parties are however advised to make their own enquiries with the London Borough of Bexley.
Service Charge	A service charge is levied for the upkeep, maintenance and servicing of the common areas. Further details are available upon request.
VAT	VAT will be applicable to rents and other outgoings at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

Manford Industrial Estate comprises a modern, well-designed industrial/business estate built in circa 1985 and arranged in two terraces with ample parking and loading.

The property comprises a single storey industrial unit of steel portal frame construction under an insulated pitched roof, with external brick and pressed steel elevations and internal blockwork. The eaves height is 16ft 6ins and externally there is a loading area in front of the loading door and 6 allocated parking spaces. The property benefits from a ground floor office area with WCs and kitchenette.

Location

This modern unit is located on the established Manford Industrial Estate on Manor Road in the main industrial area of Erith. The Estate has excellent road connections providing immediate access onto Thames Road (A206) to Dartford and the M25 to the east and onto Bronze Age Way (A2016) to South East London and the Blackwall Tunnel to the West. Erith is located approximately 3 miles from Junction 1A of the M25, 12.5 miles east of Central London and 5 miles east of Woolwich. Erith town centre with its local amenities is less than a mile away.

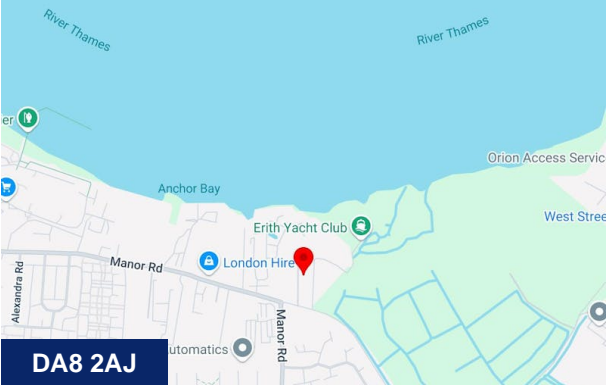
Accommodation

Accommodation (Approx GIA)

Name	sq ft	sq m
Ground - Floor Warehouse & Office	2,500	232.26
Total	2,500	232.26

Terms

The property is available to let on a new lease on a term to be agreed.



Viewing & Further Information



Chris Birch
01322 285 588 | 07976 681 951
Christopher.Birch@Ryan.com



Stephen Richmond
01322 285588 | 07771 900 682
Stephen.Richmond@Ryan.com