

CHAUCER HOUSE

12 Viking Way, Erith, Kent DA8 1EW

Detached warehouse totalling

35,570 sq ft on a 1.8 acre site

including substantial car parking and loading yard.



TO LET

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Description

The property comprises a modern **31,000 sq ft industrial warehouse** constructed in the early 1990s with two storey internal **4,570 sq ft office accommodation** totalling **35,570 sq ft GIA**. The unit was developed to the following specification throughout:

- Steel portal frame construction with part brick and part steel profile sheet cladding elevations with a 42% site cover.
- 270 KVA (plus 50 KVA with PV).
- Minimum clear eaves height of 6m and 7.4 m to ridge height.
- Floor loading of 60 KNm2.
- 3 surface level loading doors (with option to add a fourth).
- Fully secured loading yard with a consistent depth of approximately 30m.
- Externally, there is allocated staff car parking (35 spaces) which benefit from separate gated access. The unit benefits from two storey internal offices at the northern elevation.
- Additional land available to provide for 20 plus additional secure car parking spaces and direct access from Church Manorway – (see addendum to particulars).
- Option to extend warehouse accommodation by c.7,000 sq ft with 11 meter eaves.
- No service charge.



Location

Erith is a prime and established industrial location 15 miles south east of Central London and benefits from excellent transport links, being located **five miles** from **Junction 1A** of the **M25** motorway and the **Queen Elizabeth II Bridge** via the **A2106 Bronze Age Way**. The **M20** motorway, accessed via **Junction 3** of the **M25**, is approximately **11 miles** to the south east and provides access to the major ports of **Dover** and **Folkestone**.

Abbey Wood Station is approximately 2.5 miles away providing direct access to **Canary Wharf** (11 mins), **Liverpool Street** (18 mins) and **Paddington** (29 mins) via the Elizabeth Line. **Belvedere Station** (Southeastern) provides links to **London Bridge** (35 mins), **Cannon Street** (39 mins) and **Charing Cross** (44 mins).

Car	Miles
M25 J1A	5.0
Dartford Crossing 6.0	
Blackwall Tunnel	9.5
Canary Wharf	11.5
City of London	14.0
West End	16.0

Rail	Miles
Erith Railway Station	1.0
Belvedere Railway Station	1.0
Abbey Wood (Crossrail)	2.5

Air	Miles
London City Airport	13.0
London Southend Airport	30.0

Viewing: Strictly by appointment through the joint sole agents:

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EPC: The property has a rating of **D-81**.

Terms: On application.

Availability: Now.

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