



Unit 24 Horizon Business Centre

Alder Close, Erith, DA18 4AJ

**Modern light industrial /
workshop unit incorporating
good quality first floor
mezzanine**

2,554 sq ft
(237.27 sq m)

- Modern unit
- Three phase power
- Allocated car parking
- Minimum eaves of 6m

Summary

Available Size	2,554 sq ft
Rent	Rent on application
Rateable Value	£28,500 Interested parties are advised to contact Bexley Council in regard to exact rates payable.
Service Charge	A service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Description

The subject property comprises an end of terrace light industrial unit situated on an industrial estate in Erith. The unit has been fitted out to include general warehouse storage, including a ground floor WC an office mezzanine at first floor.

Location

The property is located on Horizon Business Park, a modern development off Yarnton Way in Erith, an established industrial location. The M25 Junction 1A is approximately eight miles to the east while Central London is some fifteen miles to the west.

Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,460	135.64	Available
Mezzanine	1,094	101.64	Available
Total	2,554	237.28	

Terms

The premises are available on a new full repairing and insuring lease from the owners.

Planning

We would advise that the ingoing tenant make their own enquiries of the planning authority to ensure that their proposed use is permissible prior to entering into any contract.



Viewing & Further Information



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