



Indicative photo

22 Hailey Road

Erith, DA18 4AP

**Due to be Refurbished
Light Industrial /
Production Unit
with 2,120 sq ft yard**

2,327 sq ft
(216.19 sq m)

- Security controlled access to rear
- CCTV monitored yard area for loading and parking
- All mains services
- Secure yard area approximately 2,120 sq ft
- Good access to A2016 and M25

Summary

Available Size	2,327 sq ft
Rent	£36,068.50 per annum
Rateable Value	£22,500 Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	Service charge is payable for maintenance of common parts on the Estate. For the service charge year to March 2019, approximately £3,069 per annum. The service charge is subject to annual reconciliation.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

The premises comprises a single storey steel framed industrial unit with brick clad elevations. Commercial access is to the rear which is security controlled and the unit has use of the communal yard and parking area with an additional secure fenced yard and a roller shutter door for the entry to the unit. Access is also available for pedestrians via the front of the unit in Hailey Road.

Location

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Hailey Road Business Park is accessed directly from the A2016 Eastern Way where upon you enter a one way system. Unit 22 is on the right hand side after you enter the estate. From there the M25 junction 1a is within 7 miles and other main routes A206, A207 and A2 are readily accessible. Belvedere station is approximately 1.5 miles via Yarnton Way.

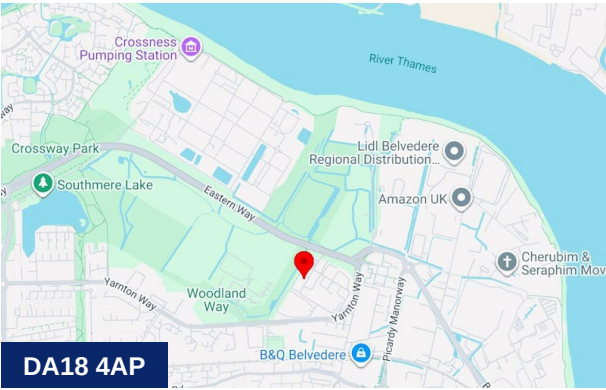
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Light Industrial / Production Unit	2,327	216.19
Total	2,327	216.19

Terms

The property is available by way of an assignment of the existing 5 year lease from 29th January 2025 with a tenant only break clause 28th January 2028, subject to 6 months prior written notice. Consideration will be given to a shorter term sublease until the break clause in January 2028.



Viewing & Further Information



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