

**185 Manor Road**

Erith, DA8 2AD

Rare Freehold Warehouse & Yard Opportunity on approximately 0.52 acre site

6,860 sq ft
(637.31 sq m)

- Prominent site in established industrial location
- Low site coverage of approximately 26%
- Vacant possession
- Large secure yard
- Redevelopment / re-purposing potential (stp)
- Part food manufacturing fit-out

Summary

Available Size	6,860 sq ft
Price	Price on application
Rateable Value	£81,500 wef 1 April 2026. Interested parties are however advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a light industrial/ warehouse unit of steel portal frame design incorporating part brick and part profile clad elevations under a pitched roof. Internally the building features ground floor warehouse space with ground and first floor office / ancillary accommodation, including WCs and kitchen areas to the front. The property is part fit-out for food preparation and storage, including welfare facilities, undertaken by the previous occupier. There a large self-contained secure yard to the rear with gated access directly on to Manor Road.

Location

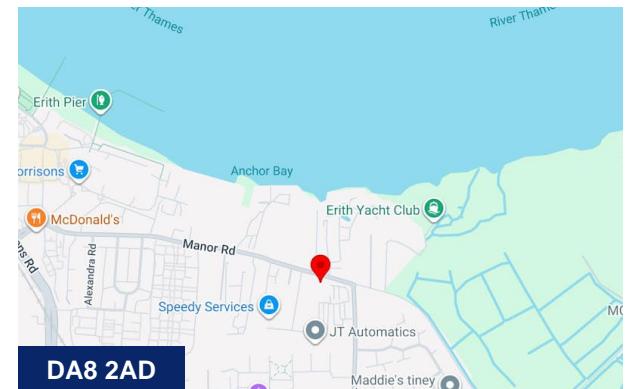
The property is located off Manor Road, Erith, an established industrial location 15 miles from Central London with excellent transport links being located four miles from Junction 1A of the M25 motorway and the Queen Elizabeth II bridge via the A2016 and with the M20, accessed via Junction 3 of the M25, approximately 9 miles to the south east.

Erith Railway Station is within walking distance and provides services to London Bridge in a journey time of approximately 25 minutes. Abbey Wood station is approximately 3.8 miles away providing direct access to Canary Wharf (11 mins), Liverpool Street (18 mins) and Paddington (29 mins) via the Elizabeth Line.

Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	4,612	428.47
Ground - Floor Office / Ancillary	1,124	104.42
1st - Floor Office / Ancillary	1,124	104.42
Total	6,860	637.31



Viewing & Further Information



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