

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**188-192 MANOR ROAD,
ERITH, KENT DA8 2AD**

***AVAILABLE NOW ***



**CONCRETE SURFACE OPEN STORAGE YARD
WITH OFFICE AND STORES**

0.7 ACRES (0.4 HECTARES)

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The property is located on Manor Road, Erith, an industrial location. Approximately 0.5 miles to the north east of the A206 dual carriageway which provides direct access to the M25 J1A approximately to the east and Blackwall Tunnel 10 miles to the west.

Mainline rail services are available from Erith station and provides services to London Bridge in a journey time of approximately 25 minutes.

For location click link or copy & paste

<https://w3w.co/worker.future.future> to your browser

DESCRIPTION

The property comprises fenced and gated open storage yard. Salient features of the property are as follows:-

- Regular shaped site
- Full concrete surface
- Fenced and gated perimeter
- Double gates on access (with electrically operated internal gate)
- Metered water and electric
- Level surface
- Intruder alarm + Intercom
- Office + Stores building
- Separate WCs
- Kitchen
- Three phase power
- Quick access to A2016 dual-carriageway

ACCOMMODATION

The site has the following approximate areas:-

Yard	0.7 Acres	0.4 Hectares
Office / Stores	3,153 Sq. Ft.	292.92 Sq. M.

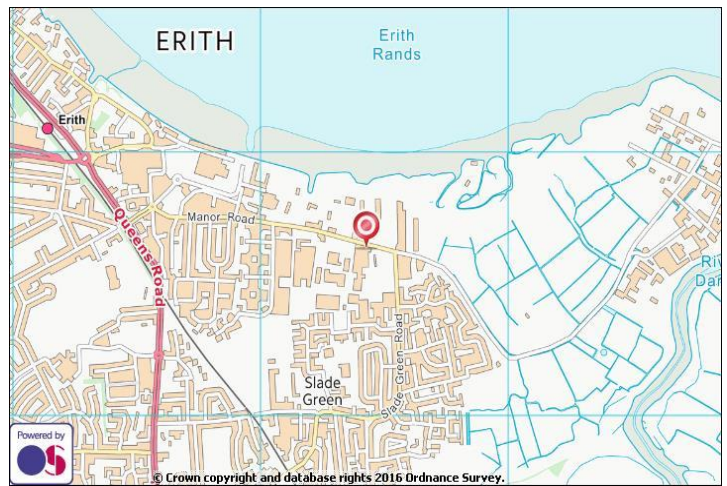
RENT

The property is available at a rent of £135,000 per annum exclusive.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on all sums to the Landlord.

LOCATION PLAN



TERMS

The property is available on a new lease with terms to be agreed.

SERVICE CHARGE

None.

BUSINESS RATES

The property is assessed for business rates as follows:

Yard + Premises: £69,500

Interested parties are advised to contact Bexley Council in regard to exact rates payable.

EPC

The property has been rated Band D (91) and is valid until 11.12.2035. The EPC is available to view upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

richardturnill@watsonday.com

Ciaran Dewar

07523 171307

ciarandewar@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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AERIAL PHOTO



2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

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