

UNITS TO LET

1,240 - 4,456 ft²



3.7 MILES
TO M25



SECURE
GATED ESTATE



CAR PARKING
TO YARDS



INDICATIVE

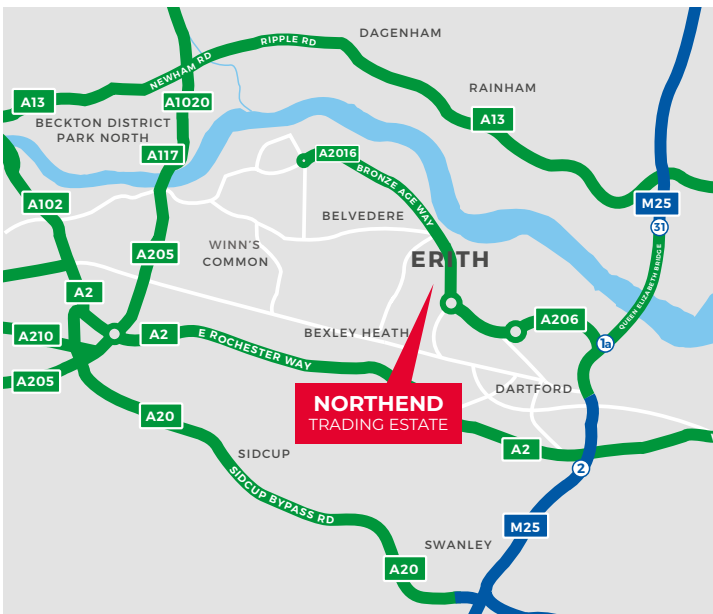


www.ipif.com/northend

LIGHT INDUSTRIAL UNITS TO LET

NORTHEND TRADING ESTATE
NORTHEND ROAD, ERITH DA8 3PP

IPIF



LOCATION

The estate is situated off the Northend Road (A206) which in turn links on to A2016 Bronze Age Way and is therefore ideally positioned on the dual carriageway which links to the Blackwall Tunnel, with the M25 at Junction 1A (Dartford Crossing) to the east. The estate is also close to the established commercial areas of Crayford, Dartford, Erith and Belvedere.

DESCRIPTION

The properties are steel frame units with part brick/blockwork and part profile metal clad elevations below a pitched roof incorporating translucent light panels. The units benefit from solid concrete floors, full height roller shutter doors and WCs.

SPECIFICATION

- Full height loading door
- 3 phase power
- Lighting to warehouse
- WC facilities
- Car parking to yard
- Secure gated estate



ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 2	FT ²	M ²	EPC
TOTAL	1,240	115	A-18
UNIT 5	FT ²	M ²	EPC
TOTAL	1,237	115	C-53
UNIT 7	FT ²	M ²	EPC
TOTAL	1,814	168.5	C-70
UNIT 8	FT ²	M ²	EPC
TOTAL	1,444	134	D-100
UNIT 9	FT ²	M ²	EPC
TOTAL	1,500	139	A-18
UNIT 10	FT ²	M ²	EPC
TOTAL	1,512	140	A-19

LEASE TERMS

The unit is available on new Full Repairing and Insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

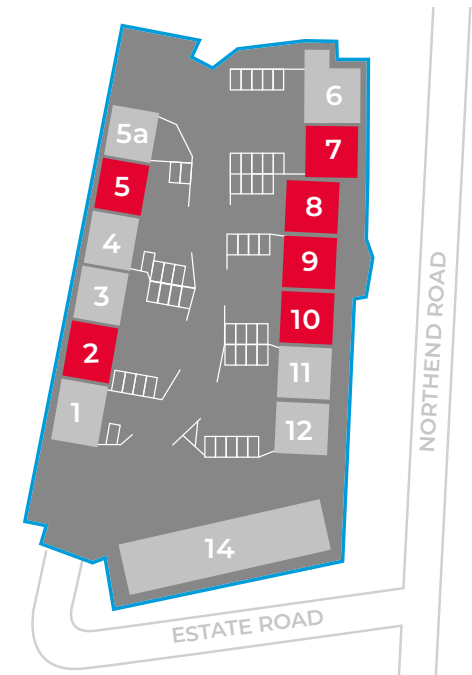
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk

SHW
SHW.CO.UK
01322 285588

Chris Birch
cbirch@shw.co.uk
07976 681 951

caxtons
Commercial
01622 234886
caxtons.com

James Squire
jsquire@caxtons.com
01622 902 082

Mark Coxon
mcoxon@caxtons.com
01622 902 081