

# Cedar Depot, Church Manorway, Erith, Kent

Selection of Light Industrial/Warehouse Units with Optional Concreted Yards, Offices, & Welfare  
Unit A/B 23,399 sqft and Unit D 6,145 sqft and a Concreted Yard of 8,200 sqft



## Description

Cedar Depot is a prominent secure site extending to approximately 3 acres. It comprises a mix of concrete and steel framed light industrial/warehouse units, an office building and welfare block with extensive concreted yards.

The units vary in eaves height from 4m to 7.6m with 8 level loading doors offering excellent flexibility. Externally, the yard is mostly concrete surfaced, secured by palisade fencing with CCTV.

The detached office block provides offices, a reception, a kitchen, and WC facilities, with an additional WC and welfare block in the yard.

Unit	SqFt
Units A & B	23,399
Unit C	UNDER OFFER
Unit D	6,145
Unit E	LET
Unit F	LET
Office	1,836
Yard 1	UNDER OFFER
Yard 2	8,200

- Secure Site
- Extensive concreted yards
- Separate office block
- 24/7/265 Access
- B1 B2 B8 Use



## Location

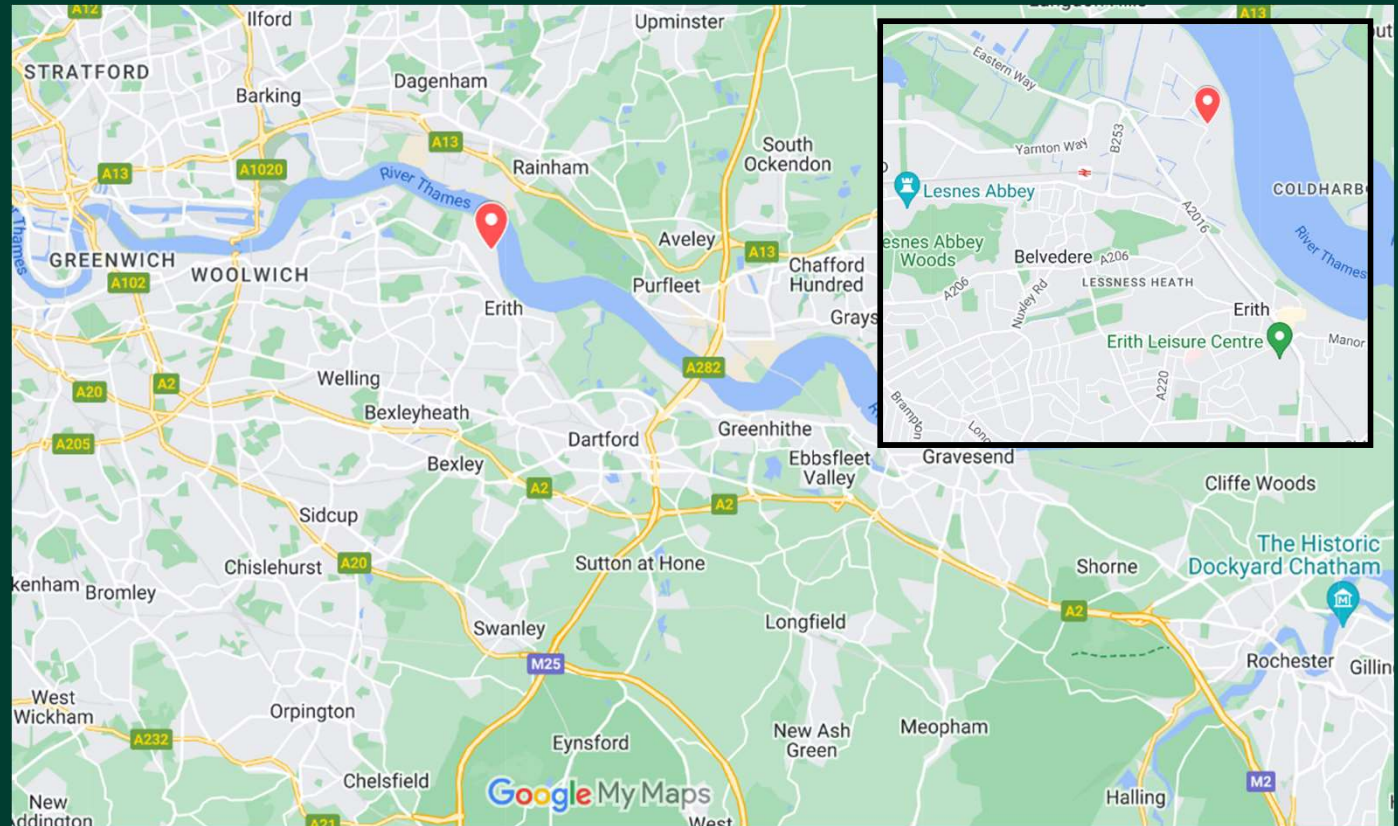
The property is accessible directly off Church Manorway in the heart of the Belvedere industrial area, 3 miles east of Central London and 5 miles northwest of Dartford. The site is well located at 9.1 miles east of the Blackwall Tunnel and 5.6 miles west of J1A of the M25. The M2, M20 and M26 motorways are all located within 25 miles.

Types	Destination	Miles	Drive Time
	M25 motorway	5.6 miles	12 mins
	M2 motorway	16.6 miles	24 mins
	M20 motorway	11.1 miles	20 mins
	M26 motorway	21.7 miles	30 mins
	Belvedere Train Station	1.2 miles	4 mins
	Abbey Wood Train Station	3 miles	6 mins
	London City Airport	7.6 miles	40 mins
	London Gatwick Airport	39.2 miles	50 mins
	London Stansted Airport	43 miles	55 mins

The property is well served by rail transport. Belvedere and Abbey Wood mainline stations are situated 1.2 miles and 3 miles from the site, respectively.

London City airport is 7.6 miles to the east and both London Gatwick and London Stansted Airport are approximately 40 miles away.

Belvedere is considered South East London's premier industrial and logistics location attracting major occupiers, including Amazon, Asda, Ocado, Lidl and Tesco.



## Terms

Available to let as a whole or in part as shown on the next page, on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

If let on an individual basis the rent will be inclusive of electricity, cleaning of communal welfare facilities, insurance and general service charge.



### Rates

Rateable valuable for the workshop and premises is as a whole is £365,000. This is apportioned at the moment but in the process of being revised to individual assessment for each unit.

### EPC

Office: D-76  
Units A-F: D-82

### VAT

May be applicable.

### Rent

The rents shown below are exclusive of the current business rates which are in the process of being individually assessed, but inclusive of electricity, use and cleaning of shared welfare facilities on site, buildings insurance, service charge, and will be payable monthly in advance.

A security deposit will also be required dependant on covenant strength and proposed use.

A Combination of units and yards can be taken however a yard only letting will not be considered at this stage. If you only require the unit then a discounted rent is available on request.



Unit	SqFt	Monthly Rent	Annual Rent
Units A&B	23,399	£22,000 pcm	£264,000 pa
Unit C	LET	LET	LET
Unit D	6,145	£7,000 pcm	£84,000 pa
Unit E	LET	LET	LET
Unit F	LET	LET	LET
Office	1,836	£2,000 pcm	£24,000 pa
Yard 1	LET	LET	LET
Yard 2	8,200	£3,250 pcm	£39,000 pa

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To Let



For further information or to arrange a viewing, please contact joint agents:

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Viewings strictly by appointment only.

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