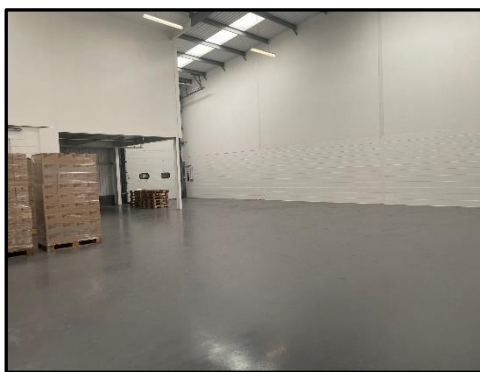




# UNIT A2 OYO, CRABTREE MANORWAY NORTH, BELVEDERE, KENT DA17 6AX

**\*AVAILABLE IMMEDIATELY\***



**MODERN REFURBISHED  
INDUSTRIAL/WAREHOUSE UNIT  
4,025 SQ. FT. (374 M<sup>2</sup>)**

**TO LET**



**01322 475940**  
**watsonday.com**

## LOCATION

The unit is located within the OYO Business Estate on the eastern side of Crabtree Manorway North within the established Belvedere Industrial area. The A2016 Bronze Age Way dual carriageway is less than 100 metres to the south and provides direct access to J1, M25 (5 miles) to the south and Woolwich, the Blackwall Tunnel and Central London to the west. Belvedere and Erith train stations are close by and provide regular services to London Bridge.

For location click line or copy & paste to your browser <https://w3w.co/knee.preoccupied.spins>

## DESCRIPTION

The property comprises an industrial unit with first floor offices, parking and loading. Salient features of the unit are as follows:-

- Modern terraced industrial/warehouse unit
- Fitted first floor office with suspended ceilings and inset lighting
- 6.5 m clear internal eaves height
- 37.5 kN per m<sup>2</sup> reinforced concrete warehouse floor
- Electronically operated warehouse door approx. 4.2 m high x 3.6 m wide
- Electronically operated security personal door
- Concrete forecourt & parking area
- Separate male and female WCs
- 24/7 access
- Available for immediate occupation

## ACCOMMODATION

The property has the following gross external areas:-

Unit A2 4,025 sq. ft. (374 m<sup>2</sup>)

## TERMS

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

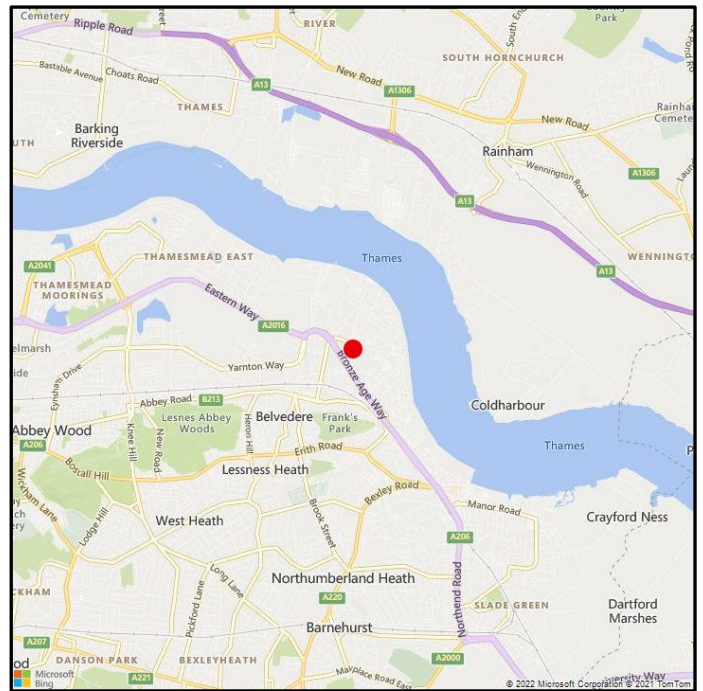
## RENT

£59,500 per annum exclusive

## VAT

We are advised that VAT is applicable.

## LOCATION PLAN



## SERVICE CHARGE

A service charge is payable for the upkeep of the common parts of the estate.

## BUSINESS RATES

The property is assessed as follows:-

Workshop & Premises	Rateable Value £57,000
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Interested parties are advised to contact Bexley Borough Council in regard to exact rates payable on 0208 315 2076.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated Band D (79) and is valid until 18.02.2031.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly via appointment with the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@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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