

Mileway

Kencot Close Business Park Erith

Available to Let
Warehouse
1,590 sq ft (148 sq m)

Roller shutter door

Dedicated parking spaces

7 miles west of J14 M25

Mains services

Kencot Close Business Park

Alder Close Erith DA18 4AB



Description

Kencot Close is a local industrial estate comprising small units. The units have part brick and profile metal clad front and rear elevations and concrete floors. The unit benefits from a roller shutter door and a separate personnel door. The units are connected to mains services, have three phase electricity and WC facilities. Each with car parking and loading

Location

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Kencot Close is accessed via Waldrist Way off Yarnton Way, which is accessed directly from the A2016 Eastern Way. From there, the M25 junction is within 7 miles and other main routes, A206, A207 and A2 are readily accessible. Belvedere Station is approximately 1.5 miles distant and is accessed via Yarnton Way. Belvedere Station provides frequent mainline services into Central London.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

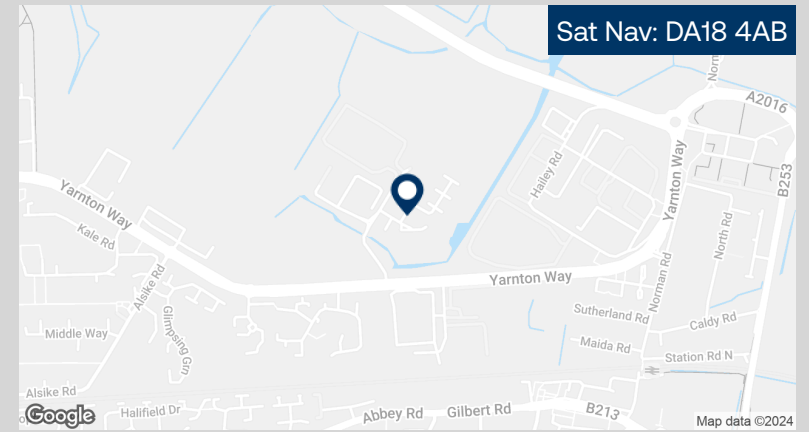
Please contact:

Mileway
Joe Unkles
 southeast@mileway.com
 0203 991 3516

Glenny
Andy Hughes
 A.Hughes@glenny.co.uk
 07747 626 657

Altus Group
Chris Birch
 chris.birch@altusgroup.com
 07976 681 951

Glenny
Max Doobay
 m.doobay@glenny.co.uk
 07900 735 995



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 1	Warehouse	1,590	148	Immediately	£2,590 PCM
Total		1,590	148		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.