



All enquiries Ref: James Paterson



- Freehold industrial / warehouse unit of approximately 988 sq ft
- Full vacant possession

**Location:**

The property is situated on Capital Industrial Estate, fronting Crabtree Manorway South, between its junctions with Bronze Age Way (A2016) and Lower Road. Public transport links include Belvedere mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A2016 and A2/M25 (J1a). Shopping amenities can be found locally within Belvedere, with an extensive range of shops, bars and restaurants being found in Bexleyheath town centre. Recreational pursuits can be found locally at the open spaces of Franks Park and Lesnes Abbey Woods.

**Description/Accommodation:**

The accommodation comprises a light industrial unit of approximately 988 sq ft. There is parking and a loading area to the front of the unit and a secondary entrance to the rear. The unit benefits from a three-phase power supply (not tested), fluorescent lighting, two roller shutter doors, a w/c and an alarm (not tested)

**EPC rating:**

E (Size on EPC 88 sq m (947 sq ft))

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

