

Ray Lamb Way, Manor Road, Erith, DA8 2LB



For identification purposes only - note the two units in the centre have been demolished.

Yard of approx. 1.87 acres (0.74 ha) with detached unit approx. 1,953 sq ft (181.5 sq m) & modular offices approx. 2,846 sq ft (264.5 sq m)

TO LET

- Regular shape
- Self-contained
- Newly re-clad unit
- Detached modular office/welfare facilities
- Approx. 0.5 miles from A206
- Junction 1a M25 approx. 5.4 miles

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of an established industrial estate, lying only approximately 0.5 miles from the A206, which, links with junction 1a of the M25, approximately 5.4 miles distant. Erith station provides a mainline service to London Bridge in approximately 33 minutes. Slade Green Station also connects with London Charring Cross and Cannon Street, being only approximately 1.7 miles from the site.

The property

A large self-contained yard accommodating a detached unit and modular offices.

The unit has been re clad and provided with mains power and loading door. The detached modular office comprises 11 offices, ladies/gents toilets and kitchen/staffroom. There is double glazing, air-conditioning and perimeter trunking.

The yard is regular shaped with primary access from the highway shared with our client's neighboring site. Thereafter, the yard is self-contained providing a compacted surface with internal concrete access roads.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

	sq ft	sq m
Unit	1,953	181.5
Office	2,846	264.5
Total	4,799	446.3
Total Site	81,711	7,594
(Promap digital mapping)	1.87 acres	0.74 ha

Terms

To be let on a new lease for a term to be agreed, incorporating periodic upward only rent reviews.

Figures

£275,000 per annum exclusive plus VAT

A rent deposit (subject to accounts) is payable. An estate charge is payable, being approx. £2420pa last year.

Legal costs

Each party shall be responsible for the payment of their own legal costs.

Energy Performance Certificate

The EPC rating is C52.

Business Rates

The Rateable Value is £90,000 (2017), making the rates payable, approximately £47,880 (22/23).

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.



Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk

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