

TO LET

Unit 1, Church Trading Estate

Slade Green Road, Erith, Kent, DA8 2JA

12,912 sq ft (1,199.52 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 1, Church Trading Estate, Slade Green Road, Erith, Kent, DA8 2JA

Key Features

- Stepped rent from £129,120 per annum exclusive
- Private yard of approximately 7,200 sq ft
- Minimum eaves height of approximately 6 m
- Electrically operated 5 m x 5 m roller shutter
- LED lighting and mezzanine office/storage space
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 1 provides approximately 12,912 sq ft of light industrial / warehouse accommodation with a private yard of approximately 7,200 sq ft.

The warehouse benefits from LED lighting and an electrically operated steel roller shutter door. A demountable steel mezzanine provides office and storage space. The offices include open-plan and private areas, with WCs on both floors.

The private concrete yard provides parking for approximately 10–15 vehicles and space for loading.

Heights and Loading Access

Minimum eaves height	Approx. 6 m
Roller shutter (width x height)	5 m x 5 m

VAT

VAT may be applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

Location

Church Trading Estate is on Slade Green Road in an established industrial area in Erith. Slade Green Station is close by, with Erith and Barnehurst stations also nearby.

Accommodation

Accommodation	Sq ft	Sq m
Ground floor	10,369	
First floor	2,543	
Total	12,912	1,199.52

Planning

Interested parties should make their own enquiries with the local planning authority regarding the suitability of their proposed use.

Rent

Year 1	£129,120 p.a. exclusive	£10.00 per sq ft
Year 2	£154,944 p.a. exclusive	£12.00 per sq ft
Year 3	£180,768 p.a. exclusive	£14.00 per sq ft

Viewing & Further Information

Strictly by appointment through Petchey Holdings.

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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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