

**MAKING
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**UNIT
4**

TO LET

INDUSTRIAL AND WAREHOUSE – 1,195 SQ FT (111.02 SQ M)
Unit 4, Park Road Industrial Estate, Park Road, Swanley, Kent, BR8 8AH

DESCRIPTION

The property comprises a mid-terrace unit of steel frame construction with part brick / blockwork and part profile metal clad elevations under an insulated roof with intermittent roof lights. The unit benefits from lighting, an eaves height of 5.9m, full height roller shutter door and WC. There is parking for 2 vehicles to each unit and a loading area to the front. There is currently a storage mezzanine provided an additional 936sq ft, this has the option to remain or be removed depending on requirements.

LOCATION

Park Road Industrial Estate is situated off the High Street to the southeast of Swanley town centre and railway station. The M25 junction 3 (A20/M20) is within 1 mile and provides excellent motorway access to both M25 and M20 with Central London to the west via the A20. Swanley town centre is within walking distance and provides all local amenities.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	1,004	93.27
GF Offices	191	17.74
TOTAL	1,195	111.02
Plus Additional Mezzanine	936	86.95

EPC

The property has an EPC rating of C.



AMENITIES

- 5.9m (19ft) eaves rising to 6.3m (20ft)
- Full height loading door
- 2 car parking spaces
- Lighting
- M25 junction 3 within 1 mile
- Storage Mezzanine

RENT

On application

RATES

April 2026 rateable value is £17,750.

SERVICE CHARGE

There is a service charge for the upkeep of the common parts of the estate. Further details available upon request.

DEPOSIT

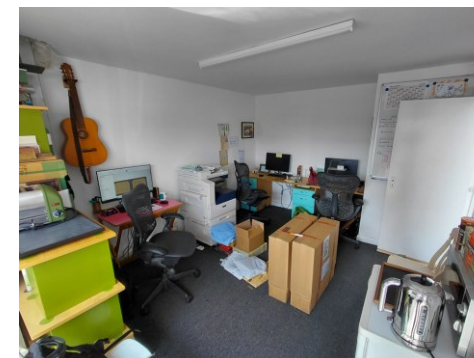
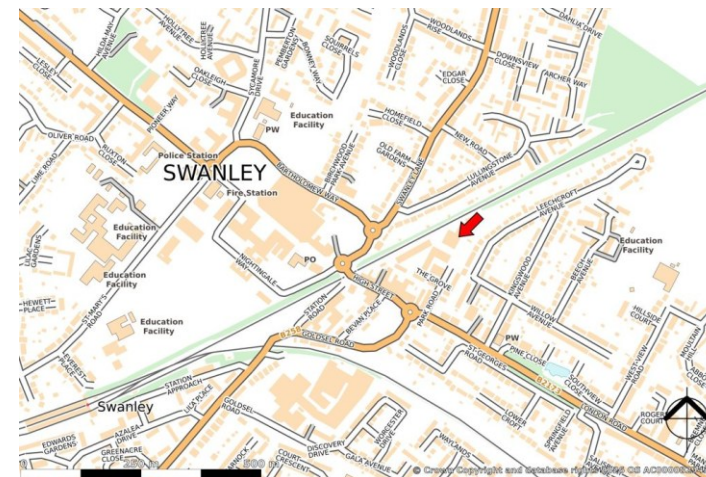
The ingoing tenant will be required to provide a deposit, of an amount equivalent to 3 months rent inclusive of VAT.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



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