UNIT 3 TO LET

6,039 ft² (561 m²)

SECURE YARD

TO BE REFURBISHED

GOOD TRANSPORT CONNECTIONS TO M25 & CENTRAL LONDON



www.ipif.com/biltonroad

INDUSTRIAL / WAREHOUSE UNIT TO LET

BILTON ROAD INDUSTRIAL ESTATE

MANOR ROAD, ERITH, KENT, DA8 2AN

IPIF





LOCATION

The Bilton Road Industrial Estate is located off Manor Road in an established industrial location. The A2016 provides direct access to the Dartford Northern Relief Road to the east and subsequently Junction 1 of the M25 approximately five miles distant. To the west the A206 provides access to Greenwich and the A102(M) into Central London.

DESCRIPTION

This established industrial estate comprises of a number of detached brick built units many of which sit within their own secure sites. Generally constructed around steel portal frames or with trussed roofs the properties offer traditional industrial or warehouse space with clear internal heights up to 6 metres and loading access from the yard. Each building benefits from an office area and staff WC facilities. Individual details of the specific units are available below.

SPECIFICATION

- 3.5m clear internal height
- Gated rear yard with shared access
- 3x roller shutter doors
- LED lighting throughout
- Seperate male & female WCs

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 3	M²	FT²	EPC
GF Warehouse	469	5,052	
GF Office	92	987	Minimum Target: B
Total	561	6,039	

LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Interested parties are advised to contact London Borough of Bexley to confirm actual rates liability.

SERVICE CHARGE

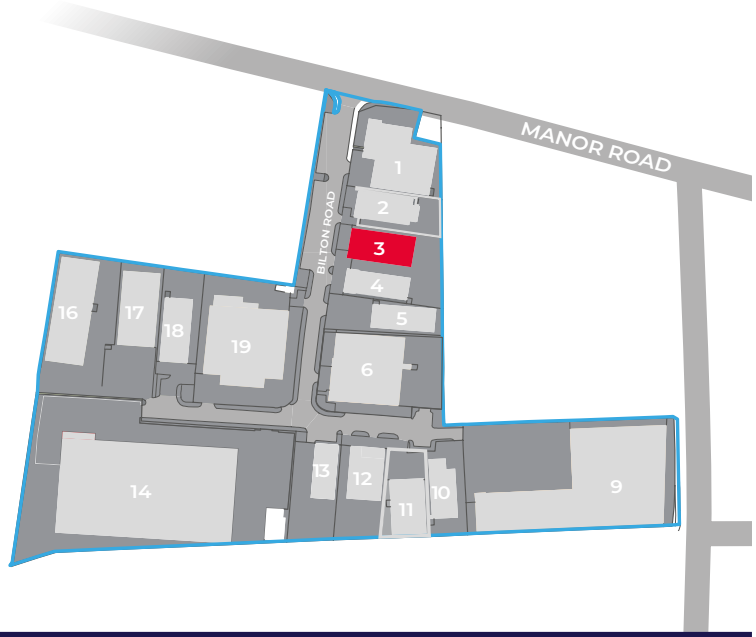
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Lewis Callanan
lewis.callanan@ipif.co.uk

SHW SHW.CO.UK
01322 285588

Tom Booker
tbooker@shw.co.uk
07584 237 141

Toby Coldbreath
tcoldbreath@shw.co.uk
07947 373 875

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. March 2025