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FOR SALE

INDUSTRIAL AND WAREHOUSE – 6,860 SQ FT (637.29 SQ M)

185 Manor Road, Erith, Dartford, DA8 2AD

Price | On application Rare Freehold Warehouse & Yard Opportunity on approximately 0.52 acre site 06 May 2026

DESCRIPTION
The property comprises a light industrial/ warehouse unit of steel portal frame design incorporating part brick and part profile clad elevations under a pitched roof. Internally the building features ground floor warehouse space with ground and first floor office / ancillary accommodation, including WCs and kitchen areas to the front. The property is part fit-out for food preparation and storage, including welfare facilities, undertaken by the previous occupier. There a large self-contained secure yard to the rear with gated access directly on to Manor Road.

LOCATION
The property is located off Manor Road, Erith, an established industrial location 15 miles from Central London with excellent transport links being located four miles from Junction 1A of the M25 motorway and the Queen Elizabeth II bridge via the A2016 and with the M20, accessed via Junction 3 of the M25, approximately 9 miles to the south east. Erith Railway Station is within walking distance and provides services to London Bridge in a journey time of approximately 25 minutes. Abbey Would station is approximately 3.8 miles away providing direct access to Canary Wharf (11 mins), Liverpool Street (18 mins) and Paddington (29 mins) via the Elizabeth Line.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Floor Warehouse	4,612	428.45
Ground - Floor Office / Ancillary	1,124	104.42
1st - Floor Office / Ancillary	1,124	104.42
TOTAL	**6,860**	**637.29**

AMENITIES
- Prominent site in established industrial location
- Low site coverage of approximately 26%
- Vacant possession
- Large secure yard
- Redevelopment / re-purposing potential (stp)
- Part food manufacturing fit-out

PRICE
On application

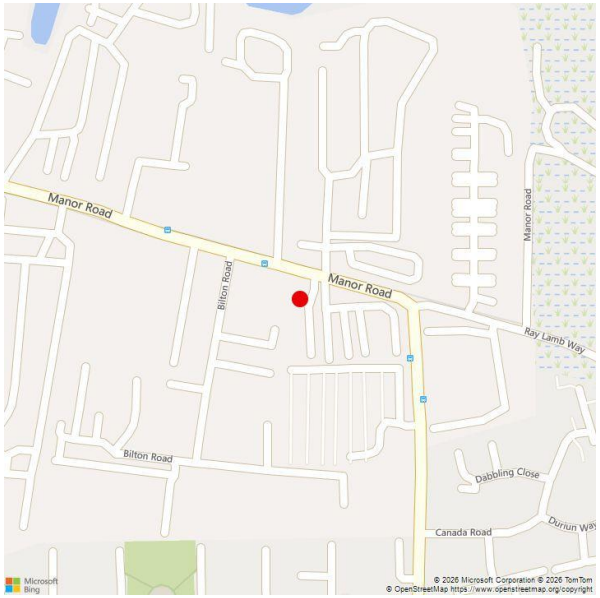
RATEABLE VALUE
£81,500
Business Rates: wef 1 April 2026. Interested parties are however advised to make their own enquiries with the local authority.

LEGAL FEES
Each party to bear their own costs.

VAT
To be confirmed.

EPC
An EPC is being prepared and will be available shortly.





VIEWINGS –

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