



SHW

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TO LET

INDUSTRIAL AND WAREHOUSE – 2,554 SQ FT (237.27 SQ M)

Unit 24 Horizon Business Centre, Alder Close, Erith, DA18 4AJ

DESCRIPTION

The subject property comprises an end of terrace light industrial unit situated on an industrial estate in Erith.

The unit has been fitted out to include general warehouse storage, including a ground floor WC an office mezzanine at first floor.

LOCATION

The property is located on Horizon Business Park, a modern development off Yarnton Way in Erith, an established industrial location.

The M25 Junction 1A is approximately eight miles to the east while Central London is some fifteen miles to the west.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Floor	1,460	135.63
Mezzanine	1,094	101.63
TOTAL	2,554	237.26

AMENITIES

- Modern unit
- Three phase power
- Allocated car parking
- Minimum eaves of 6m

RENT

On application.

TERMS

The premises are available on a new full repairing and insuring lease from the owners.

RATES

Interested parties are advised to contact Bexley Council in regard to exact rates payable.

SERVICE CHARGE

A service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.

VAT

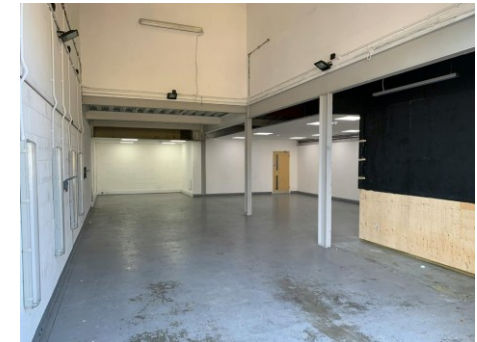
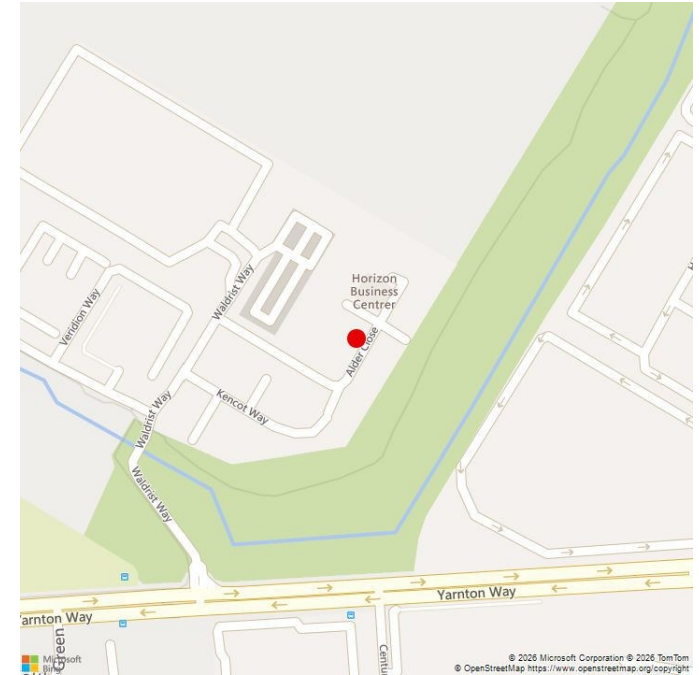
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.

**VIEWINGS – 01322 285588**

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