UNITS TO LET

1,240 - 4,456 ft²

3.7 MILES TO M25

SECURE GATED ESTATE

CAR PARKING TO YARDS





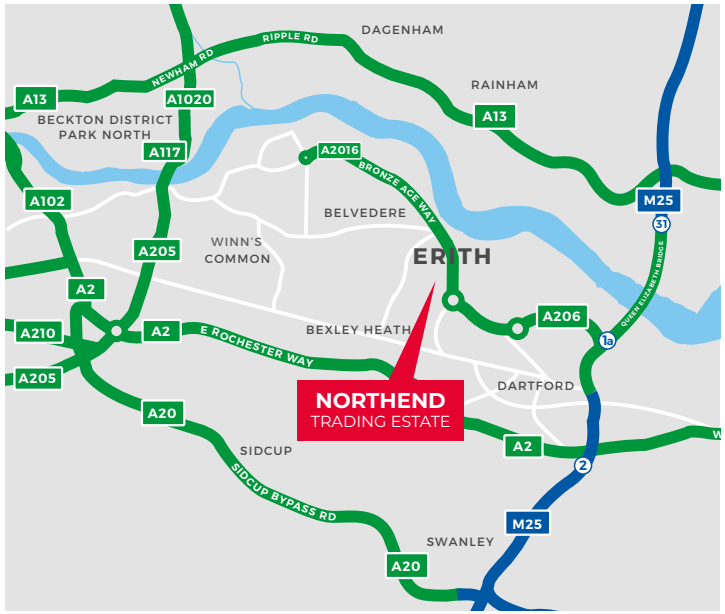
www.ipif.com/northend

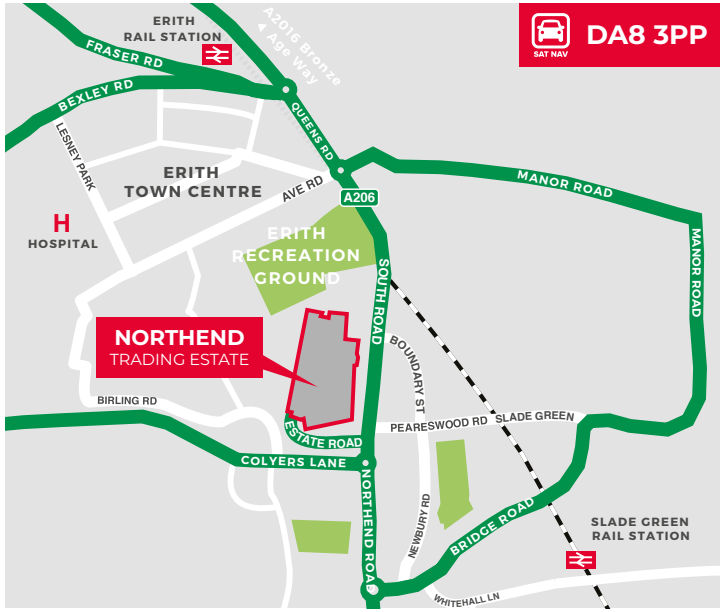
LIGHT INDUSTRIAL UNITS TO LET

NORTHEND TRADING ESTATE

NORTHEND ROAD, ERITH DA8 3PP

IPIF





LOCATION

The estate is situated off the Northend Road (A206) which in turn links on to A2016 Bronze Age Way and is therefore ideally positioned on the dual carriageway which links to the Blackwall Tunnel, with the M25 at Junction 1A (Dartford Crossing) to the east. The estate is also close to the established commercial areas of Crayford, Dartford, Erith and Belvedere.

DESCRIPTION

The properties are steel frame units with part brick/blockwork and part profile metal clad elevations below a pitched roof incorporating translucent light panels. The units benefit from solid concrete floors, full height roller shutter doors and WCs.

SPECIFICATION

- Full height loading door
- 3 phase power
- Lighting to warehouse
- WC facilities
- Car parking to yard
- Secure gated estate

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 2	FT²	M²	EPC
TOTAL	1,240	115	A-18
UNIT 5	**FT²**	**M²**	**EPC**
TOTAL	1,237	115	C-53
UNIT 7	**FT²**	**M²**	**EPC**
TOTAL	1,814	168.5	C-70
UNIT 8	**FT²**	**M²**	**EPC**
TOTAL	1,444	134	D-100
UNIT 9	**FT²**	**M²**	**EPC**
TOTAL	1,500	139	A-18
UNIT 10	**FT²**	**M²**	**EPC**
TOTAL	1,512	140	A-19

LEASE TERMS

The unit is available on new Full Repairing and Insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

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

LEGAL COSTS

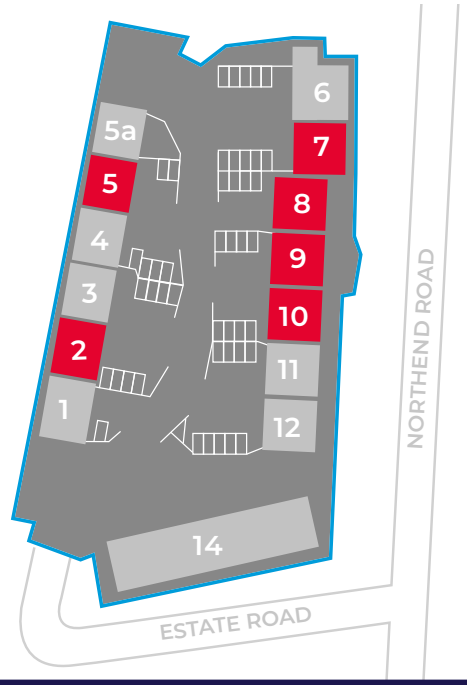
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the Landlord

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