Kencot Close Business Park

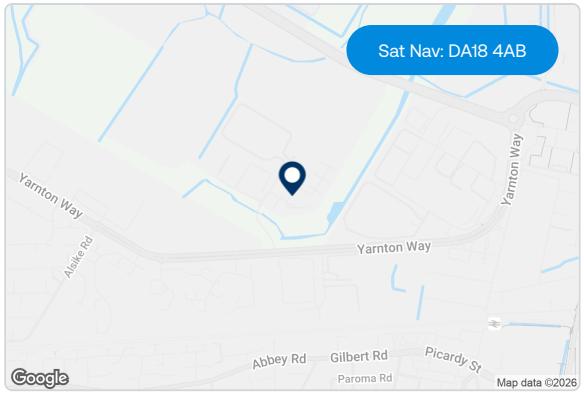
Alder Close, DA18 4AB

Warehouse | 804 - 1,770 ft²

- Roller shutter door
- Dedicated parking
- 7 miles west to J1A M25
- Mains power and water connected







Description

Kencot Close is a local industrial estate comprising small units. The units have part brick and profile metal clad front and rear elevations and concrete floors. The unit benefits from a roller shutter door and a separate personnel door. The unit is connected to mains services, have three phase electricity and WC facilities. Each with car parking and loading

Location

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Kencot Close is accessed via Waldrist Way off Yarnton Way, which is accessed directly from the A2016 Eastern Way. From there, the M25 junction is within 7 miles and other main routes, A206, A207 and A2 are readily accessible. Belvedere Station is approximately 1.5 miles distant and is accessed via Yarnton Way. Belvedere Station provides frequent mainline services into Central London.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 3	Warehouse	1,595	Immediately	2,990	1,993	C
Unit 10	Warehouse	1,770	01/09/2026	3,245	2,213	D
Unit 11	Warehouse	1,399	01/11/2026	2,625	1,749	C
Unit 13	Warehouse	1,054	12/10/2026	1,950	1,318	D
Unit 18	Warehouse	804	Immediately	1,475	1,005	D
Unit 20	Warehouse	1,281	Immediately	2,350	1,601	D
Unit 21	Warehouse	1,481	Immediately	2,775	1,851	C
Unit 25	Warehouse	1,198	Immediately	2,200	1,498	E
Total		10,582				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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