

UNIT 2 DAYTON DRIVE DARENT INDUSTRIAL PARK, ERITH, KENT DA8 2LE TO LET

DETACHED RECENTLY REFURBISHED WORKSHOP WITH GATED YARD.

3,459 SQ FT (321 SQ M) with 1,500 SQ FT (approx.)

LOCATION:

Erith is located between Dartford and Thamesmead and is a convenient three miles from Junction 1A of the M25 via mainly dual carriageway along the A206 which runs from Junction 1A to Woolwich and the South Circular. Manor Road is the main industrial area of Erith with Bilton Road Industrial Estate and Manford Industrial Estate leading down to Ness Road and Darent Industrial Estate with occupiers Alsford Timber and Vinici, together with car breakers thus catering for most trades.

Unit 2 is set in the heart of the Estate. Entering the Estate on main spine Road first left in Dayton Drive. Unit 2 is immediately on the right hand side.



DESCRIPTION:

The property comprises of a refurbished single storey detached workshop unit set on a gated yard.

The original building is of steel frame construction with pitched insulated metal sheet roof with concrete floor and LED overhead lighting. There are TWO roller shutter doors to the yard (BOTH width 4.0m height 3.5m). The unit was stripped back and reclad with insulation a couple of years ago. The unit provides open workshop space with a single WC.

There is a fenced and gated yard. The double gate width is 7.4m approx.

ACCOMMODATION: We have measured the property on a Gross Internal Basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice as set down below:

<i>Floor</i>	<i>Use</i>	<u>Area (sq ft)</u>	<u>Area (sq m)</u>
Ground	Workshop & WC	3,459	321
TOTAL GROSS INTERNAL AREA		3,153 sq ft	293 sq m



FEATURES:

- Within 3 miles of Junction 1A of the M25
- Established gated industrial location with out-of-hours security
- Fully refurbished workshop unit with own gated yard
- Detached unit with 7.4m width gate
- LED Lighting
- 2 Loading doors onto yard
- IMMEDIATELY AVAILABLE

SERVICES:

3 Phase electricity & main drains. NO GAS to the property.

We understand there are 2 assessments for the rateable Value of this property; Rayweld house, 2 Dayton Drive: £9,800

2a Dayton Drive: £4,650

You are advised to make your own enquiries to LB Bexley on 020 8315 2076 or online at www.tax.service.gov.uk/business-rates-find/search

EPC:

C59

TERMS:

TO LET on Terms to be Agreed. Price on Application.

There is a quarterly service charge – details on application.

TO VIEW:

Through the sole agents:

David McMeeking
McMEEKING CHARTERED SURVEYORS
01322 303124