

# UNITS 22/24, MANFORD INDUSTRIAL ESTATE MANOR ROAD, ERITH, KENT, DA8 2AJ

REFURBISHED INDUSTRIAL/WAREHOUSE UNITS WITH  
OWN LOADING AREA PLUS 12 PARKING SPACES

**TO LET 5,201 SQ FT (476 SQ M)  
PLUS 1,387 SQ FT MEZZANINE**



Units 22/24 at Manford Industrial Estate



Warehouse



Mezzanine

## LOCATION:

These modern Industrial/Warehouse units, with offices and 12 allocated parking spaces, are located on the established Manford Industrial Estate in the main industrial area of Erith, Manor Road, providing immediate access onto the A206 to Dartford and on to the M25.

Erith is located approximately 3 miles from junction 1A M25, 12.5 miles east of central London and 5 miles east of Woolwich.

Manford Industrial Estate is located approximately 1 mile east of Erith town centre in an established industrial area with nearby estates including Manor Park.

**DESCRIPTION:** Manford Industrial Estate comprises a modern, well designed industrial/business estate built in circa 1985, set in two terraces with ample parking and adequate landscaping.

The property comprises a single storey double unit of steel portal frame construction set under an insulated pitched roof, with brickwork and pressed steel externally.

Units 22 & 24 have been combined with the dividing wall taken out. There are blockwork walls internally with an eaves height of 16'6" with dedicated loading area for the 2 units plus 12 allocated car parking spaces.

The property has the main warehouse/workshop plus an office area with male and female WCs with small kitchenette. The main workshop area has painted blockwork walls with 2 up and over loading doors (width 3.3m, height 4.0m). There is a mezzanine storage area above each office/wc area for each unit and a further mezzanine area to Unit 22.



Internal view of Units 22/24 Manford Industrial Estate

**ACCOMODATION**

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Internal Basis, as set down below:

UNIT	USE	Area (Sq Ft)	Area (Sq M)
Unit 22/24	Ground Warehouse/workshop	5,119	476
<b>Total</b>		<b>5,119</b>	<b>476</b>

**In addition there are 2 mezzanine areas totalling 1,387 sq ft**



Internal Areas 22/24 Manford Industrial Estate

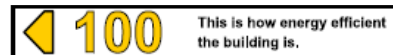
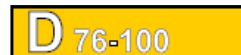
**FEATURES:**

- Located within three miles Junction 1A M25.
- Recent road improvements to dual carriage Thames Road gives virtual dual carriageway to Junction 1A from Erith.
- Modern refurbished warehouse/industrial building.
- Double unit with own dedicated loading area forecourt plus parking for 12 cars.
- New security gates to Estate.

**RATING**

**Unit s 22/24:** Rateable Value 2012: £35,250, Rates Payable: £16,602.75.

**EPC:**



**SERVICES:**

All mains services are provided, including gas and 3-Phase electricity.

**TERMS:**

TO LET ON NEW LEASE ON TERMS TO BE AGREED.

**TO VIEW:**

Please contact David McMeeking or Emma Handschuh at McMeeking Chartered Surveyors to arrange a viewing:

**M<sup>c</sup>MEEKING CHARTERED SURVEYORS**  
**01322 303124**