

UNIT 9A & 9B MAYPOLE CRESCENT DARENT INDUSTRIAL PARK, ERITH, KENT DA8 2JZ

A SECURE FENCED AND GATED HARDSTANDING YARD

FOR SALE / FREEHOLD
0.9 ACRES (0.36 HA)



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 including Alsford Timber and Vinici, together with car breakers so will cater for most trades.

DESCRIPTION

There is a lean-to structure within the yard. The yard is secured by pallasade fencing with one set of double swing gates (width 8.47m approx).

There is water, but no mains drainage to the site. Electricity supply is also available to the site.

ACCOMODATION

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:

| | <u>Area (Acres)</u> | <u>Area (HA)</u> |
|------|---------------------|------------------|
| Yard | 0.9 | 0.36 |

FEATURES

- Within 3 miles of Junction 1A of the M25
- Established gated industrial location with out-of-hours security
- Ownership of shares in the road
- Gated and fenced yard with on-site CCTV
- 3-Phase power

RATES: Rateable Value 2012/13 - £23,250. Rates Payable 2012/13 - £10,648.50

TENURE: We understand the property is held FREEHOLD under title number **SGL479514**

TERMS: **FREEHOLD** - Price on application.

VIEWINGS

STRICTLY THROUGH THE SOLE AGENTS

DAVID M^cMEEKING
M^cMEEKING CHARTERED SURVEYORS
01322 303124