

UNITS TO LET 958 – 1,444 ft²



3.7 MILES
TO M25



SECURE GATED
ESTATE



CAR PARKING
TO YARDS



* INDICATIVE PHOTO ONLY



www.ipif.com/northend

LIGHT INDUSTRIAL/WAREHOUSE 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:

	M ²	FT ²
UNIT 2	112	1,210
UNIT 3	112	1,206
UNIT 5A	89	958
UNIT 8	134	1,444

LEASE TERMS

The units are 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

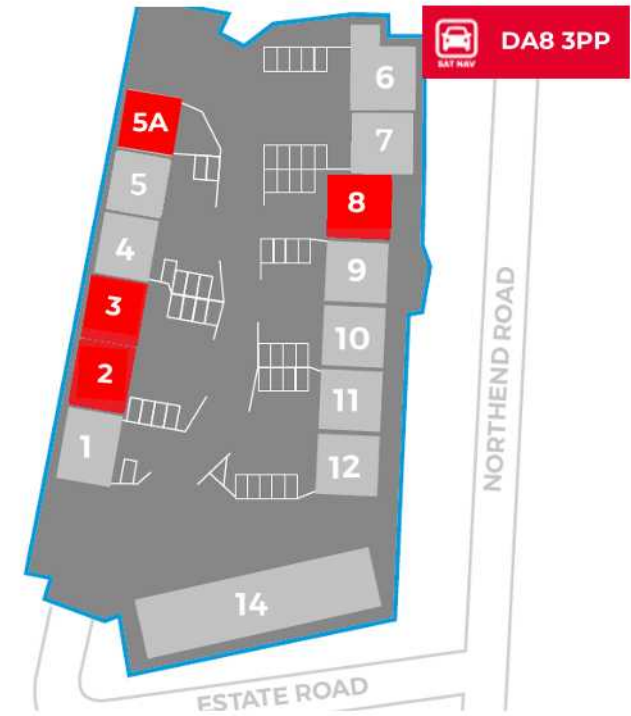
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

An EPC is available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord



Rachel Sharman
rachel.sharman@ipif.co.uk



Chris Birch
chris.birch@altusgroup.com
07976 681 951