



## **Unit 1 Moreton Industrial Estate**

London Road, Swanley, BR8 8DE

**To be refurbished**  
**Available Q2 2024**

**9,224 sq ft**  
(856.94 sq m)

- Adjacent to M25 Junction 3
- 5.5 m eaves height
- Full height roller shutter door
- Ground and first floor offices
- LED lighting throughout
- Air-conditioning
- Kitchenette
- Covered loading canopy
- 10 parking spaces
- Direct fibre internet connection

# Unit 1 Moreton Industrial Estate, London Road, Swanley, BR8 8DE

## Summary

<b>Available Size</b>	9,224 sq ft
<b>Rent</b>	£131,450.00 per annum
<b>Rateable Value</b>	£89,500 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
<b>Service Charge</b>	The tenant will be responsible for a fair proportion of the estate service charge which is levied for the upkeep of the common areas. Details upon request.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

To Let - The property is an end of terrace unit built of steel portal frame with brick/blockwork elevations with an eaves height of approximately 5.5m and benefits from LED lighting, and a full height roller shutter loading door under a canopy.

The offices are situated over ground and first floor and provide air-conditioning, carpeting and suspended ceilings with LED lighting. Separate male and female toilets are at ground floor level.

## Location

The property is situated off London Road adjacent to junction 3 of the M25 at the intersection with the M20/A20 providing quick access to the Channel Tunnel and Ports to the east and Central London to the west. Other notable neighbouring occupiers include Howdens Joinery, Dreams, Screwfix and Access Self Storage.

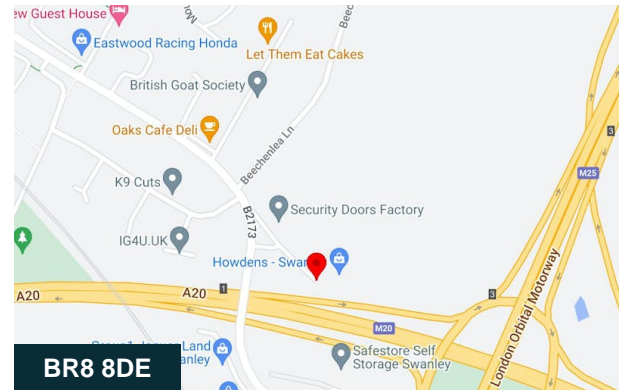
## Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse & Offices	7,536	700.12
1st - Floor Offices	971	90.21
Outdoor - Covered Loading Canopy	717	66.61
<b>Total</b>	<b>9,224</b>	<b>856.94</b>

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information



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