



Unit 24 Horizon Business Centre, Alder Close, Erith, Kent DA18 4AJ



MODERN INDUSTRIAL UNIT TO LET / FOR SALE

2,575 sq ft (239 sq m)

Location

The 28 unit Horizon Business Centre scheme is located opposite the Thames Innovation Centre on Waldrist Way, access is via Yarnton Way leading from the main A2016 via the roundabout junction of Eastern Way and Picardy Manorway. The A2016 provides a dual carriageway link passing between junction 1a M25 (6.5 miles) and the Blackwall Tunnel (7 miles).

Belvedere train station which has regular services to London Bridge, Charing Cross and Cannon Street is within a mile of the estate and Abbey Wood station with its forthcoming Crossrail station is only 3.5 miles distant.

Description

Built in 2007 the unit is constructed around a steel portal frame with full height profile metal cladding to the exterior and internally 2m blockwork walls with cladding above. The units have natural light via translucent panels in the pitched roof structure and the warehouse is accessed via sectional overhead loading doors.

There is a first floor office on the originally constructed mezzanine to the rear of the unit accessed via a staircase which is mainly open plan with a small partitioned office. WC facilities are located on the ground floor.



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Accommodation (approx. GIA)

	SQ FT	SQ M
Warehouse / Ancillary	1,481.33	137.62
First Floor Office	1,094.00	101.64
Total	2,575.33	239.26

Terms

We are instructed to offer the premises on a new lease on full repairing and insuring terms for a period to be agreed between the parties.

Rent / Price

A commencing rent of £30,000 per annum exclusive.

We are instructed to seek offers in the region of £575,000 exclusive of VAT.

Rates

We understand that the Rateable Value with effect from 1st April 2017 is £20,250. Interested parties are however advised to make their own enquiries with the London Borough of Bexley.

Service Charge

The estates service charge is raised by Alder Close Ltd for the management of the estate. Details available on application.

Key Benefits

- ✓ B1, B2 & B8 Planning Consent
- ✓ First Floor Office
- ✓ 3 Phase power supply
- ✓ Clear internal height 6.4m
- ✓ 20kN/m² ground floor loading
- ✓ Sectional overhead loading door
- ✓ WC facilities

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT will be applicable to rents and other outgoings at the prevailing rate.

EPC

Energy Performance Asset Rating – TBC.

For further information contact:

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

Stephen Richmond
stephen.richmond@altusgroup.com
07771 900 682

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Collingwood House, Schooner Court,
Crossways Business Park,
Dartford, DA2 6QQ
01322 285 588
space@altusgroup.com
www.altusgroup.com/property

