



The Gatehouse

Manford Industrial Estate, Erith, DA8 2AJ

**Office accommodation
with on-site canteen**

649 sq ft
(60.29 sq m)

- Located within 3 miles Junction 1A M25
- Security gates to Estate
- All mains services are provided, including gas and 3 phase electricity

Summary

Available Size	649 sq ft
Rent	£8,200 per annum
Business Rates	Interested parties are advised to make their own enquiries with the London Borough of Bexley.
Service Charge	A service charge is levied for the upkeep, maintenance and servicing of the common areas. Further details are available upon request.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises of a self-contained office with separate male / female WC, kitchenette, central heating and air-conditioning.

Location

The Gatehouse is located on the established Manford Industrial Estate on Manor Road in the main industrial area of Erith. The Estate has excellent road connections providing immediate access onto Queens Road (A206) to Dartford and the M25 to the east and onto Bronze Age Way (A2016) to South East London and the Blackwall Tunnel to the west.

Erith is located approximately 3 miles from Junction 1A of the M25, 12.5 miles east of Central London and 5 miles east of Woolwich. Erith town centre with its local amenities is less than a mile away.

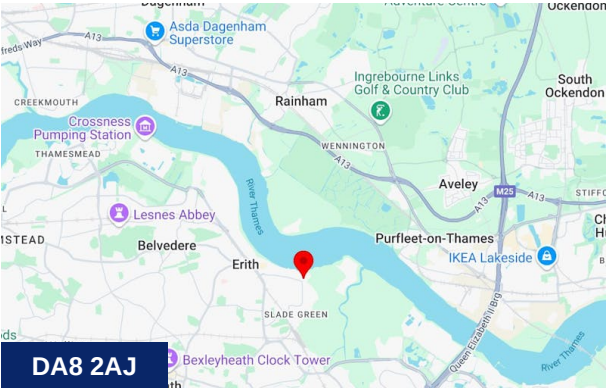
Accommodation

The accommodation comprises the following approximate NIA area:

Name	sq ft	sq m
Ground - Floor	649	60.29
Total	649	60.29

Terms

Available to let on a new lease on a term to be agreed.



Viewing & Further Information



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