



Unit 11 Horizon Business Centre

Alder Close, Erith, DA18 4AJ

Modern industrial unit

2,064 sq ft
(191.75 sq m)

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

Summary

Available Size	2,064 sq ft
Rent	Rent on application
Rateable Value	£23,250 With effect from 1st April 2023. 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.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 mezzanine to the rear of the unit accessed via a staircase which is open plan. WC facilities are located on the ground floor.

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.

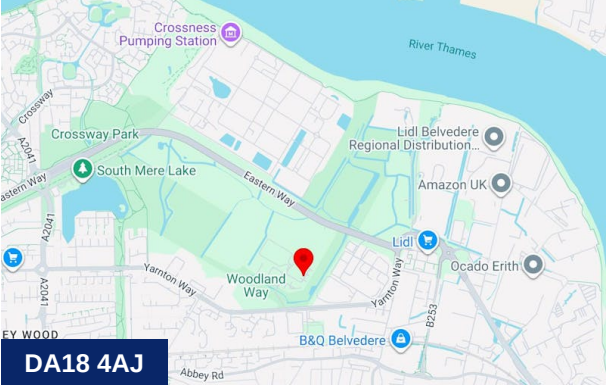
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,560	144.93	Available
Mezzanine	504	46.82	Available
Total	2,064	191.75	

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.



Viewing & Further Information



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