

**Mileway**

# Kencot Close Business Park Erith

Available to Let  
Warehouse  
806 - 1,590 sq ft (74.9 - 147.7 sq m)

Roller shutter door

Dedicated parking spaces

7 miles west of J1a M25

Mains services

# Kencot Close Business Park

Kencot Close Business Park, Alder Close Waldrist Way Erith DA18 4AB



## Description

Kencot Close is a local industrial estate comprising small units. The units have part brick and profile metal clad front and rear elevations and concrete floors. The unit benefits from a roller shutter door and a separate personnel door. The units are connected to mains services, have three phase electricity and WC facilities. Each with car parking and loading

## Location

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Kencot Close is accessed via Waldrist Way off Yarnton Way, which is accessed directly from the A2016 Eastern Way. From there, the M25 junction is within 7 miles and other main routes, A206, A207 and A2 are readily accessible. Belvedere Station is approximately 1.5 miles distant and is accessed via Yarnton Way. Belvedere Station provides frequent mainline services into Central London.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

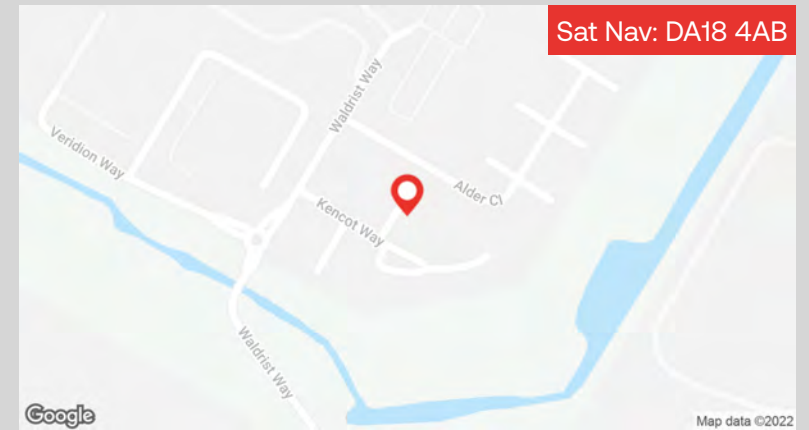
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 19	Warehouse	806	74.9	Immediately
Unit 1	Warehouse	1,590	147.7	Immediately
Unit 2	Warehouse	1,589	147.6	Immediately
<b>Total</b>		<b>3,985</b>	<b>370.2</b>	

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