



Unit 11 Kennet Road

Off Thames Road, Crayford, DA1 4QN

Warehouse / Industrial Unit with Mezzanine FOR SALE

8,388 sq ft
(779.27 sq m)

- 4.6m eaves height
- Fitted offices
- Kitchenette
- Single roller shutter door
- Separate WCs
- Secure car parking and yard

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Summary

Available Size	8,388 sq ft
Price	Offers from £1,300,000
Rateable Value	£47,500 with effect from 1 April 2023. Interested parties are however advised to make their own enquiries with the local authority
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

FOR SALE - The property comprises a single storey concrete framed unit with part brick / blockwork elevations under a pitched roof incorporating intermittent translucent roof lights with fluorescent strip lighting. The unit benefits from eaves height varying between 4.6m to 6.19m. The single storey offices to the front are under a flat roof and comprise offices, separate WCs and a kitchenette. There is secure car parking and a yard area to the front.

Location

The property is situated on the established Kennet Road Estate off the north side of the Thames Road (A206) within 3 miles of Junction 1a of the M25 and is close to the established commercial areas of Crayford, Dartford, Erith and Belvedere.

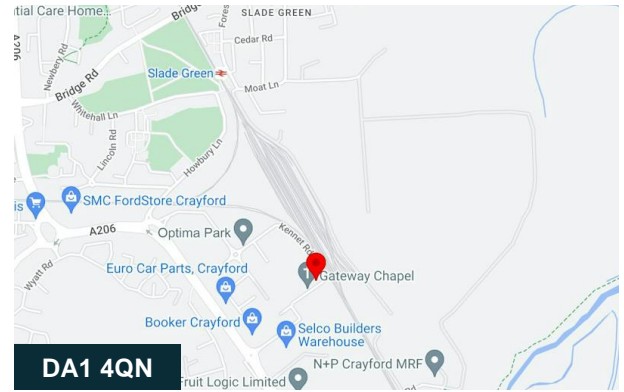
Accommodation

The accommodation comprises the following approx. GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse / Office	5,956	553.33
Mezzanine	2,432	225.94
Total	8,388	779.27

Terms

Freehold.



Viewing & Further Information



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