

Ref: MT/AK/0:3592

INCENTIVES AVAILABLE



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA

Tel: 01889 875511 FAX: 01889 831416

Email: commercialproperty@linays.co.uk

Web: www.linays.co.uk

**TO LET
MODERN WAREHOUSE/INDUSTRIAL UNIT**

**APPROX 2,130 SQ.FT. (197.88M²) PLUS
MEZZANINE 1,790 SQ.FT. (166.29M²)**



**UNIT N13 EUROPA TRADING ESTATE
FRASER ROAD, ERITH, DA8 1QL**

LOCATION:

Situated on the Europa Trading Estate in a well established industrial and commercial area close to the A220 and A306 which provide access to the A2 at Bexley and within 3 miles of Junction 2 of the M25 and the Dartford crossing.

DESCRIPTION:

Comprises one of a pair of single storey Units close to the main entrance to the Estate. The Unit has the benefit of its own loading/unloading and parking areas (for 6 vehicles). There is separate access to the workshop/warehouse area through full height roller shutter doors and private access to the integral offices.

Continued/.....

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract



0:3592

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

PRIVATE FORECOURT

GROUND FLOOR AREA: 2,130 SQ.FT. (197.88M²)

MEZZANINE AREA: 1,790SQ.FT. (166.29M²)

AMENITIES:

- **Parking for 6 cars**
- **3 Phase Electricity supply**
- **CCTV Security**
- **Gas fired central heating/cooling to Warehouse area**
- **Full height roller shutter door**
- **UPVC double glazing to the offices**
- **Separate Ladies' & Gents' Cloakrooms/wc's**
- **Kitchen facility**

TERMS: The Unit is to be let on a full repairing and insuring Lease for a term of 3 years such to be outside of the Landlord & Tenant Act 1954 (as amended).

RENT: **£19,500 per annum payable Quarterly in advance.**

SERVICE CHARGE: We are advised by our Client that the Quarterly Service Charge amounts to £670.

Alternatively: **Freehold may be available - Our ref: Mike Thompson**

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £5,577.50 (2009/2010 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

LEGAL COSTS: The ingoing Tenant is to be responsible for the payment of both parties legal fees.

VAT: We are advised by our clients that VAT *will not* be payable on the rental agreed under current legislation.

VIEWING: **ONLY by prior arrangement with the Owner's Agents
LINAYS COMMERCIAL Tel: 01689 875511 or
Email: Commercialproperty@linays.co.uk**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property