

# HUMMERSTONE & HAWKINS

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## WAREHOUSE & OFFICES IN BELVEDERE FOR SALE



2 STOREY WAREHOUSE AND  
OFFICE BUILDING

GROUND FLOOR 1,338 SQ FT  
FIRST FLOOR 1,008 SQ FT

PARKING TO FRONT FOR  
SEVERAL VEHICLES

PROPERTY WELL PRESENTED  
THROUGHOUT

LOCATED WITH EASY ACCESS  
TO MAJOR ROAD LINKS

CURRENT BUSINESS  
RELOCATING / NO CHAIN

5A ST THOMAS ROAD

BELVEDERE

DA17 6AG

Tenure: FREEHOLD

ASKING PRICE: £395,000

Hummerstone & Hawkins  
0208 303 1061

**LOCATION:**

The subject property is located in St Thomas Road which is a short cul-de-sac just off Crabtree Manor Way. The property forms part of a large established industrial estate that is popular for many users.

This is a road of mixed residential and commercial buildings within the Belvedere employment area. This industrial area lies north of Belvedere and west of Erith and benefits from being close to the A2016 and A206 which together provide a main access route to and from the Dartford Crossing and M25 to the east and to Woolwich in the west. Properties in this location therefore have good road access to London and the motorway network.

**THE PROPERTY:**

The property is a steel framed industrial unit constructed around 2005. Within the building a staircase leads to the first floor which occupies around 50% of the building. The property benefits from double glazing and gas fired central heating. Access is at the front of the property by way of an eclectic roller shutter leading to the loading bay, plus a separate entrance door to a front lobby, At the rear of the property is a fire door.

The property includes to the front a car park / storage yard surfaced with tarmac and surrounded by a security fence.

**INTERNAL DETAILS:**

Ground floor	Warehouse and toilets	124.30 square meters / 1,338 square feet.
First floor	Offices and kitchen	93.68 square meters / 1,008 square feet

Loading bay ceiling height of approximately 6 meters.

**TENURE:**

We understand the property to be freehold.

**VAT:**

We have been informed that the property is not elected for VAT.

**EPC:**

The premises has an EPC rating of C - 68

**RATES:**

We understand that the rateable value is £12,250 per annum with rates payable of £6,014.75. If this property was to be the only commercial property in ownership by the new owners, then business rate relief can be applied for.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property / business. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins T: 0208 303 1061



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.