

# HUMMERSTONE & HAWKINS

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## ERITH WAREHOUSE FOR SALE



A detached single storey  
warehouse / workshop.

Total floor area of C. 207sq m /  
2,228sq ft.

Maximum ceiling height of  
2.956m / 9.7ft.

Property includes 4 parking  
spaces + storage to front.

Located on a secure industrial  
estate / 3 Phase electric feed.

Suit a variety of light industrial  
uses.

**Unit 23, Darent Industrial Estate**

**Landau Way,**

**Erith, DA8 2LF**

**Tenure: FREEHOLD**

**Asking Price: £550,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The property is situated within Darent Industrial Park which is located around 2 miles to the east of Erith Town Centre which provides all of the usual town centre amenities.

This industrial area lies east of Belvedere and south west of Bexleyheath and benefits from leading directly onto the A206 which provides a main access route to and from the Dartford Crossing and the M25. The A206 also connects into Central London via the A2. Properties in this location therefore have good road access to London and the motorway network.

The subject property is situated on Landau Way which as you enter the estate drive to the end of Burnett Road and then turn left where unit 23 is around the last property on the left hand side.

**DESCRIPTION:**

An opportunity to acquire a detached single storey warehouse located within the Darent Industrial Park in Erith. The property is accessed via an entrance at the front which is secured by metal gates. The site comprises of predominately the warehouse together with to the front external storage/garage secured by a motorised shutter and parking / loading area. The property is currently occupied by H M Quality Meats and in our opinion will suit all manner of light industrial occupiers with a requirement for a warehouse / storage space.

**INTERNAL DETAILS:**

Access is at the front of the property by way of a steel door for deliveries / loading plus a separate steel pedestrian door leading to an entrance hallway. Doors from the hallway lead to the main storage area which is currently divided into smaller storerooms, an office, kitchen and toilet.

**APPROXIMATE MEASUREMENTS:**

Main store area: 184sq m / 1,981sq ft.  
Entrance hall: 6.796sq m / 73sq ft.  
Office: 5.528sq m / 60sq ft.  
Kitchen: 6.759sq m / 73sq ft.  
Toilet: 4.311sq m / 46sq ft.

**SITE SECURITY:**

Darent Industrial Park benefits from gated / manned security and CCTV. The gate at the front of the site closes at 6pm with any access after via a security guard.

**SERVICE CHARGE:**

We are informed that a service charge cost of £400 per quarter is payable which includes monies for the site security and the clearing of rubbish.

**AGENTS NOTES:**

We are informed that there are 28 solar panels on the roof which produces an income of £1,200pa.

**TENURE:**

Asking price of £550,000 for the freehold interest.

**VAT:**

We are informed that VAT is not applicable in this transaction.

**EPC:**

The premises has an EPC rating of D

**RATES:**

Our client has informed us that the Darent Industrial Estate is classed as an enterprise zone and therefore the property qualifies for business rate relief. Interested parties are advised to confirm this for themselves by contacting the relevant council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

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

**Hummerstone & Hawkins T: 0208 303 1061**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

