

kencot close business park

YARNTON WAY ■ ERITH ■ LONDON ■ DA18 4AB

CANMOOR



Light Industrial and Workshop Units 800 sq ft - 1,800 sq ft **TO LET**



Near Abbey Wood
& Belvedere Stations

- Prime London estate
- 7 miles west of J1a M25
- Crossrail coming soon
- Estate being upgraded
- Secure site
- Refurbished units
- 3 phase power
- Dedicated parking spaces
- Exclusive loading areas

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DESCRIPTION

Kencot Close provides light Industrial accommodation across 5 terraces around shared central yards and circulation space. The estate is home to a mix of businesses including joiners, couriers, manufacturers, glaziers and storage solutions. Each unit is well specified, with profile sheet metal roof and elevations over brick and blockwork base, with a minimum eaves height of 4.4m rising to 5.5m at the apex, providing room for mezzanine storage space. The units have clear rooflights which provide good natural lighting, roller shutter door in front of a dedicated loading area, 3 phase power, gas and w.c. facilities. Dedicated car parking is allocated to each unit.

- 3 PHASE POWER
- SECURE SITE
- DEDICATED CAR PARKING IS ALLOCATED TO EACH UNIT

OTHER LOCAL OCCUPIERS



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LOCATION

Erith is a Thames-side town with a population of approximately 68,000, and is situated on the outskirts of south east London, between Belvedere and Dartford. J1a of the M25 lies 7 miles to the east. Central London is approximately 15 miles to the West and is easily accessible by road, rail (Belvedere Station is less than a mile) and from 2018, Crossrail at Abbey Wood (2 miles). Kencot Close is located just off Yarnton Way and benefits from good access to the road network, with the A206, A207 and A2 in close proximity.

COMMUNICATIONS



| | SAT NAV DA18 4AB | miles |
|------------------------------|---------------------|-------|
| Abbey Wood Crossrail Station | | 2 |
| Dartford | | 7 |
| Woolwich | | 7 |
| London City Airport | | 13 |
| Central London | | 15 |
| Croydon | | 18.2 |



FURTHER INFORMATION

For more information and a full proposal, please contact:



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