

OFFICE

**BUSINESS
SPACE
AGENCY****TO LET**

UNIT N7, EUROPA TRADING ESTATE, FRASER ROAD, ERITH, KENT DA8 1QL

**INDUSTRIAL / WAREHOUSE PREMISES
WITH FIRST FLOOR OFFICE TOTALLING
3,013 SQ FT**

- **AIR CONDITIONED OFFICES**
- **THREE PHASE POWER**
- **FORECOURT LOADING AND PARKING**
- **SHORT WALK TO ERITH STATION**
- **MINIMUM EAVES 4.6M RISING TO 5.5M**

LOCATION

The property is located on the Europa Trading Estate immediately to the north of Fraser Road in an established industrial location. Nearby occupiers include Wickes, Screwfix and Topps Tiles.

The property is located close to the A2016 dual carriageway which provides access to central London and J1a M25. Erith train station is within easy walking distance and provides services to London Bridge in a journey time of approximately 25 minutes.

DESCRIPTION

The unit comprises a End-terrace warehouse unit on the established Europa Industrial Estate. To the front elevation there is a personal door and windows to the Reception Area. The loading door is a steel roller shutter and 3.99m wide x 5.345m high.

There are two staircases leading to the first floor accommodation which provides for open plan office space of a good quality including floor/wall mounted air conditioning units. To the rear of the property there is also a fitted kitchen with wall mounted units.

Externally the property has a generous parking area which can along with a forecourt/unloading area.

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ACCOMMODATION

The unit has the following gross internal areas:

FLOOR	SQ FT	SQ M
UNIT N7		
Ground floor	2,150	200
Mezzanine/Office	863	80
TOTAL	3,013	280

Externally the property has a generous car parking area in front of the unit. There are also a number of first come, first served visitor spaces upon the Estate.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £32,500 per annum exclusive.

VAT

We are advised that VAT is not applicable to the rent.

RATEABLE VALUE

The property is assessed for business rate purposes as follows:

Warehouse and premises £18,250

Interested parties are advised to contact Bexley Borough Council in regard to the exact rates payable.

SERVICE CHARGE & INSURANCE

There is a service charge to cover the upkeep and maintenance of the Estate common parts. The tenant to also be responsible for the insurance applicable to the unit. Full details available upon request.



ENERGY PERFORMANCE CERTIFICATE

We are advised that an Energy Performance Certificate (EPC) has been requested.

CONTACT

For further details on these and many other available properties please contact:



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