

# INDUSTRIAL

BUSINESS  
SPACE  
AGENCY



TO LET



## UNIT 12, KENCOT CLOSE, KENCOT WAY, ERITH DA18 4AB

### LIGHT INDUSTRIAL / PRODUCTION UNIT OF 1,439 SQ FT

- MAINS SERVICES
- GOOD ACCESS TO A2016 AND M25
- ROLLER SHUTTER DOOR
- 3 PHASE POWER
- DEDICATED PARKING SPACES
- 7 MILES WEST OF J1a M25

### LOCATION

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Kencot Close is accessed via Waldrist Way off Yarnton Way, which is accessed directly from the A2016 Eastern Way. From there, the M25 junction is within 7 miles and other main routes, A206, A207 and A2 are readily accessible. Belvedere Station is approximately 1.5 miles distant and is accessed via Yarnton Way. Belvedere Station provides frequent mainline services into Central London.

### DESCRIPTION

Kencot Close comprises a local industrial estate with small sized industrial units. The units have part brick and profile metal sheet clad front and rear elevations and concrete floors. The unit benefits from a roller shutter door and a separate personnel door. The unit is connected to mains services, has 3 phase power and WC facilities. There is a yard area for car parking and loading.

WELL PLACED

PROPERTY ADVISORS

## UNIT 12, KENCOT CLOSE, KENCOT WAY, ERITH DA18 4AB

**LIGHT INDUSTRIAL/PRODUCTION UNIT OF 1,439 SQ FT**

### ACCOMMODATION

FLOOR	SQ FT	SQ M
<b>UNIT 12</b>		
Warehouse	1,439	133.7
<b>TOTAL</b>	<b>1,439</b>	<b>133.7</b>

### 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 £24,500 per annum exclusive.

Subject to vacant possession.

### RENT DEPOSIT

The client is likely to require a rental deposit of between three and six months dependant on the financial status of the tenant.

New companies will be considered but will be required to demonstrate a viable business plan, which will need to be submitted prior to any offer being considered.

Once any offer has been accepted the clients will require to be holding a deposit that will be deducted from the completion monies.

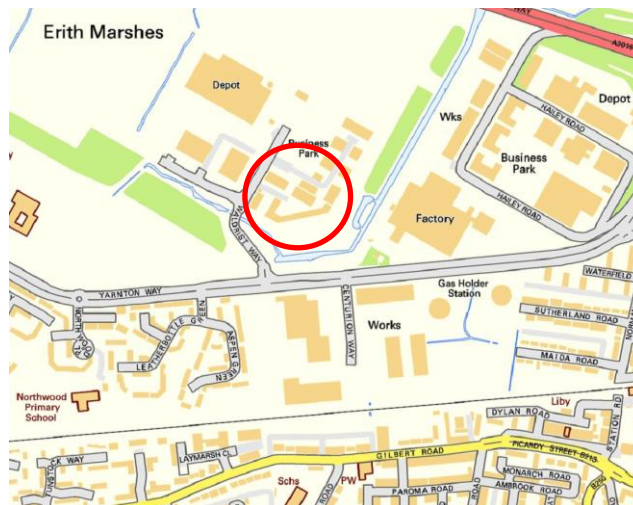
### RATEABLE VALUE

We understand the property has the following rateable value:

Unit 12                      £9,300

The property qualifies for Small Business Rates Relief, so no business rates may apply.

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



### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested and will be made available upon receipt.

### SERVICE CHARGE

A service charge of £1,430.03 was applicable for the year 2018/2019 up to 24<sup>th</sup> March 2019 and is subject to annual reconciliation.

**TOTAL OCCUPATIONAL COST (EX. VAT & RATES)**  
£26,039.73

## CONTACT

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



**LEAD AGENT:**  
**Will Thomson**  
020 3141 3625  
w.thomson@glenny.co.uk



**Andy Hughes**  
020 8141 3622  
a.hughes@glenny.co.uk

**SOUTH EAST LONDON & KENT 01322 524860**  
21 Bourne Road, Bexley  
Kent DA5 1LW

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