

**UNIT 11 EUROPA TRADING ESTATE, FRASER ROAD
ERITH, KENT, DA8 1QL**

TO LET ON NEW LEASE



**INDUSTRIAL/WAREHOUSE UNIT
Approx: 1,757 SQ. M. (18,913 SQ. FT.)
May Divide**

RENT: £85,000 per annum exclusive

Location

Europa Trading Estate is situated on the north side of Fraser Road (A206) close to its junction with Bronze Age Way (A2016).

Road connections are excellent with dual carriageway links to the Blackwall Tunnel and the Dartford Tunnel with the exception of a small section of Thames Road which is currently under construction. Erith mainline station is adjacent to the site providing regular services to London Charing Cross and Cannon Street.

Description

The property has full height brick elevations and can be accessed from two separate roads at the rear of the estate adjacent to Batt Cables.

The premises benefit from three roller shutters at one end of the unit and a concertina loading door to the side. At the rear of the unit is a single pedestrian door leading to three offices and two WCs. The property also benefits from a good height of 9.5m to underside of haunch. The unit is fitted out with fluorescent lighting and is being fitted with 3 phase electricity supply which is being upgraded by our client.

Our client has suggested that they are willing to split the premises if necessary.

Accommodation

The property has the following approximate gross internal areas:

Main Warehouse	1,699.39 sq. m. (18,293 sq. ft.)
Three Offices	57.61 sq. m. (620 sq. ft.)
WCs X2	
Total	1,757.00 sq. m. (18,913 sq. ft.)

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Rates

The premises are to be re-assessed. Please contact Bexley Council Rates Department for further information. The Standard Business Rates Multiplier for 2008/9 is 46.2p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

We have been advised by Bexley Council that the premises benefit from B1, B2 & B8 planning consent. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rent

£85,000 per annum exclusive.

Service Charge

To be confirmed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with joint sole agents Hindwoods Hunter Payne on 020 8858 9303 or King Sturge on 020 7087 5303.

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"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".