



**A new development of 28 business units.  
A rare opportunity to purchase  
your own freehold premises.**

Individual units from 889 - 3,152 sq ft (83 - 293 m<sup>2</sup>)

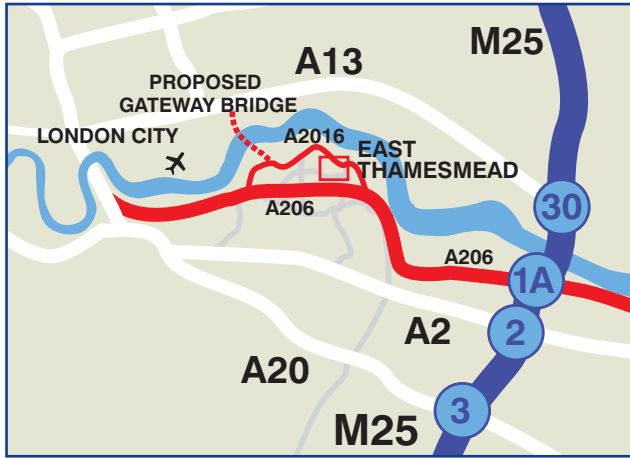


**HORIZON BUSINESS CENTRE, VERIDION PARK, 1-28 ALDER CLOSE, ERITH, KENT, DA18 4AJ**

**[www.horizonbc.co.uk](http://www.horizonbc.co.uk)**

## LOCATION

Horizon Business Centre is opposite the newly constructed Thames Innovation Centre and forms part of the 67 acre Veridion Park. There is direct dual carriageway access to Junction 1A M25 (6.5 miles) and excellent links to the Blackwall Tunnel (7 miles), the City (10.5 miles) and Canary Wharf (8 miles).



Business support packages including grants maybe available via the Bexley Council Economic Development Unit [www.bexley.gov.uk/business](http://www.bexley.gov.uk/business).

This rapidly improving location is set to benefit from substantial infrastructure improvements. The DLR extension to Woolwich will link to London City Airport and the proposed new Thames Gateway Bridge will provide an easy link to Docklands and the London Olympic Zone.

Abbey Wood station provides a good service to London Charing Cross, Waterloo East, Cannon Street and London Bridge with timetabled journey times from 23 minutes. It has also been designated as a future Crossrail station.

## FEATURES

- B1, B2 and B8 planning consent
- Most units with first floors for occupier fit out
- Steel portal frame construction
- Sectional overhead loading doors
- Three phase power supply
- Designated on-site parking
- Clear height generally 6m (20')
- 20KN per m<sup>2</sup> (400lbs per sq ft) ground floor loading

## FOR FURTHER DETAILS



Paul Mussi 020 7861 1550  
[paul.mussi@knightfrank.com](mailto:paul.mussi@knightfrank.com)



Kevin Bright 020 8858 9303  
[k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)



Unit Number	Ground Floor sq ft	Mezzanine sq ft	Total Area sq ft	Total Area (m <sup>2</sup> )
1	2,237	915	3,152	293
2	1,805	719	2,524	234
3	1,778	732	2,510	233
4	1,805	763	2,568	238
5, 7 & 9	902	-	902	84
6	889	-	889	83
8	1,791	721	2,512	233
10 & 15	2,185	758	2,943	273
11 - 14	1,572	521	2,093	194
16	2,028	875	2,903	270
17 - 22	1,014	418	1,432	133
23 & 24	1,583	631	2,214	206
25	1,568	630	2,198	204
26	1,598	621	2,219	206
27 & 28	2,212	758	2,970	276

All areas are approximate and interested parties should rely on their own measurements

**NOTICE:** Hindwoods Hunter Payne and Knight Frank for themselves and for the vendor of this development whose agents Hindwoods Hunter Payne and Knight Frank give notice that: These particulars do not form any part of any offer or contract. They are intended to give a fair description of the property but neither Hindwoods Hunter Payne and Knight Frank nor the vendor accepts responsibility for any error caused. Any intended purchasers must therefore satisfy themselves by inspection or otherwise as to their correctness. Hindwoods Hunter Payne and Knight Frank have no authority to make or give any further representation or warranty whatever in relation to the property.