

Mileway

Kencot Close, Kencot Way Kent

TO LET - Warehouse / Industrial Units
804 sq ft to 1,789 sq ft



Mains services



Good access to
A2016 and M25



Roller shutter door



Dedicated parking spaces



7 miles west of J1a M25



Kencot Close, Kencot Way

Kencot Close, Kencot Way, Erith, Kent, DA18 4AB



Description

Kencot Close comprises of 28 light industrial units across five terraces with dedicated parking and loading to each unit. Each unit is well specified, with profile metal sheet roof and elevations over brick and blockwork base providing a minimum eaves height of 4.4m rising to 5.5m at the apex. The units benefit from translucent light panels which provide good natural lighting, solid concrete floors, a roller shutter door in front of a dedicated loading area, 3 phase power, gas and WC facilities.

Location

Kencot Close is located to the North West of Belvedere Town Centre and 2.5 miles west of Erith town centre in the London Borough of Bexley. Accessed from Yanton Way, the scheme benefits from immediate access to the A2016 Bronze Age Way which provides a continuous dual carriageway route from M25 junction 1a at the Dartford Crossing (6 miles) through to the Blackwall Tunnel (8 miles). There are local bus routes which serve the Belvedere Industrial Area with bus stops a short walk away. Belvedere and Abbey Wood railway stations provide frequent mainline services into central London and are located within walking distance.

Property owned by **Mileway**

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EPC

Energy Performance Certificate (EPC) is available upon request.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

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VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Glenny

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Mileway

Kencot Close Industrial Estate

Kencot Way, Erith DA18 4AB

Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)	Quoting Rent (Exclusive of VAT)	Rateable Value 2020/2021	Service Charge	EPC	Status
Unit 9	1,789	166.2	£26,835 pa	£11,750	£1,878.45	D – 84	Available
Unit 10	1,770	164.4	£26,550 pa	£11,750	£1,858.5	E – 118	Under Offer
Unit 11	1,399	130	£20,985 pa	£9,400	£1,468.95	tbc	Available
Unit 12	1,439	133.7	£21,585 pa	£9,300	£1,510.95	Re-issued	Under Offer
Unit 13	1,439	133.7	£21,585 pa	£7,448	£1,510.95	D – 88	Available
Unit 18	804	74.7	£12,462 pa	£5,618	£844.2	E – 121	Let
Unit 19	806	74.9	£12,896 pa	£5,800	£846.3	TBC	Available
Unit 20	1,281	119	£19,215 pa	£8,651	£1,345.05	E – 124	Available
Unit 22	1,033	96	£15,495 pa	£8,200	£1,084.65	TBC	Available
Unit 25	1,198	111.2	£17,970 pa	£11,653	£1,257.9	E – 112	Under Offer
Unit 28	1,690	157	£25,305 pa	£9,701	£1,774.5	F – 136	Available