

# ELBOURNE TRADING ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, KENT DA17 6AW



**FLEXIBLE INDUSTRIAL/WAREHOUSE UNITS  
AVAILABLE ON SHORT TERM AGREEMENTS  
520 – 1,209 SQ. FT. (48.31 – 112.32 M<sup>2</sup>)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01322 475940**  
**watsonday.com**

## LOCATION

The units are located on the western side of Crabtree Manorway South within the established Belvedere Industrial Area with access via the A2016. This dual carriageway provides direct access via the A206 to J1 of the M25 within approximately 5 miles of the units. Belvedere train station is within one mile providing a regular service to London Bridge Station.

## DESCRIPTION

The property comprises a selection of light industrial/warehouse units, providing functional workshop and storage accommodation around a shared central yard. Salient features of the units are as follows:-

- Loading doors
- Variety of uses considered
- Allocated on site parking
- Gated estate entrance
- Communal WCs
- Minimum Eaves height 2.3m
- Available on flexible agreements
- Good access to A2016 dual carriageway
- Immediately available

## ACCOMMODATION

	Sq. Ft.	M <sup>2</sup>	Availability
Unit 4	565	52.49	Under Offer
Unit 8	829	77.02	Available
Unit 10	674	62.62	Available
Unit 11	1,209	112.32	Available
Unit 15	731	67.91	Available
Unit 19	520	48.31	Available
<b>Total</b>	<b>4,528</b>	<b>420.67</b>	

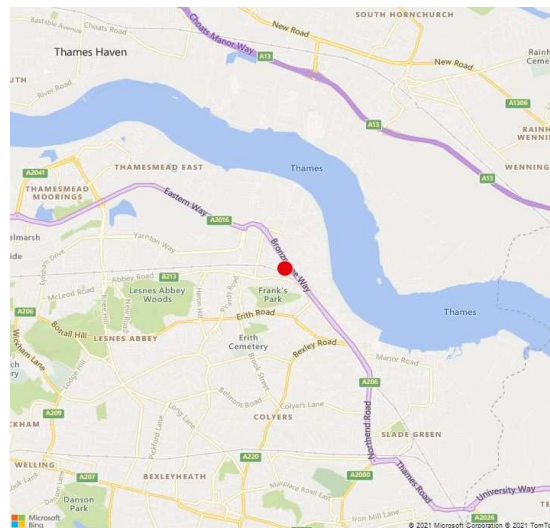
## TERMS

The units are available on new three year leases with further terms to be agreed.

## RENT

The units are available at a rent of £17.00 per sq. ft. per annum exclusive.

## LOCATION PLAN



## VAT

We are advised that VAT is applicable.

## BUSINESS RATES

All units benefit from a rateable value of less than £12,000 and therefore occupiers may qualify for small business rate relief (SBRR) if the premises occupied is the only business trading address.

Interested parties are advised to contact the valuations office agency (VOA) or Bexley Borough Council to check the exact rates payable.

## EPC

We have been advised that EPCs are not available.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly via appointment with the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

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GLENNY

Will Thomson

01322 524860

[w.thomson@glenny.co.uk](mailto:w.thomson@glenny.co.uk)

## 2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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