

9 Dreadnought Walk
Greenwich
London SE10 9FP

T: 0208 858 9303
hindwoods.co.uk

**MODERN BUSINESS UNIT
TO LET**
336.71Q.M (3,624 SQ. FT)



REDUCED RENT

**UNIT 10 BELVEDERE BUSINESS PARK,
CRABTREE MANOR WAY SOUTH
BELVERDERE, KENT, DA17 6AH**

Location

The subject properties are located on the western side of Bronze Age Way (A2016) with vehicular access from Crabtree Manorway South. There is a direct dual carriageway link from Junction 1A of the M25 via the A206 Thames Road and the premises are situated close to Belvedere Mainline Railway Station.

Description

The property comprises a mid-terraced modern business unit of steel portal frame construction with high quality offices at mezzanine level. The property benefits from WC and kitchen areas, fire and security alarms, a three-phase power supply and full height block work dividing walls. In addition, there is an electric sectional loading door, car parking spaces and a minimum clear height of 8.74 m.

Accommodation

The property has the following approximate Gross internal areas (GIA)

Ground floor

Offices 283.28 sq. m. (3,049 sq. ft.)

First Floor

Offices 53.43 sq. m. (575 sq. ft.)

Total 336.71 sq. m. (3,624 sq. ft)

Terms

A new lease is available, on effective FR&I terms for a period to be agreed.

Rent

£50,000 per annum exclusive.

VAT

VAT is chargeable.

Planning

We understand that the property has warehouse and industrial consent. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Business Rates

The property is entered in the 2023 rating list with a total rateable value of £36,250.

Service Charge

We understand that the service charge is to be confirmed.

Legal costs

Each party to bear their own legal costs incurred.

EPC

To be commissioned.

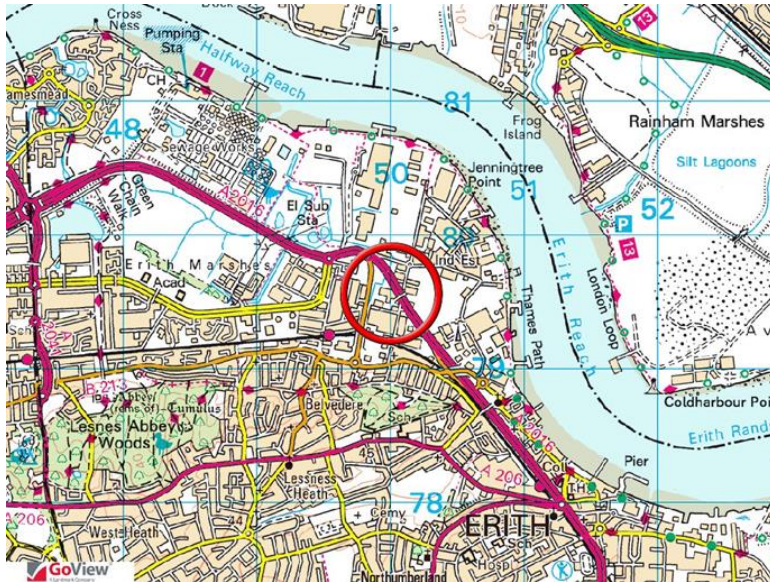
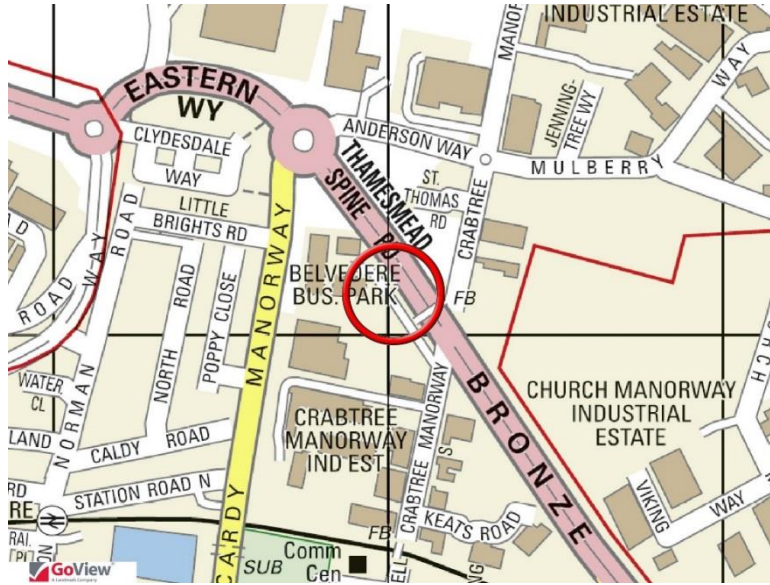
Viewing

For further information, or to arrange an inspection, please contact sole agents Hindwoods 020 8858 9303.

Ben Lewis
Kevin Bright

b.lewis@hindwoods.co.uk
k.bright@hindwoods.co.uk

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GoView

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