

Kencot Close Business Park

Alder Close, Kent, DA18 4AB

Warehouse | 1,033 – 6,707 ft²



Roller shutter door



Dedicated parking spaces



7 miles west of J1a M25



Mains services

Available to Let

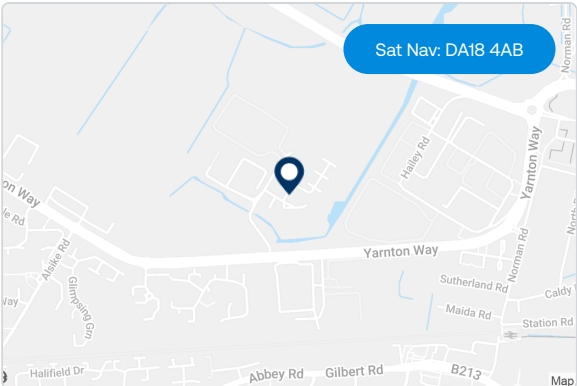
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Description

Kencot Close is a local industrial estate comprising small units. The units have part brick and profile metal clad front and rear elevations and concrete floors. The unit benefits from a roller shutter door and a separate personnel door. The units are connected to mains services, have three phase electricity and WC facilities. Each with car parking and loading



Location

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Kencot Close is accessed via Waldrist Way off Yarnton Way, which is accessed directly from the A2016 Eastern Way. From there, the M25 junction is within 7 miles and other main routes, A206, A207 and A2 are readily accessible. Belvedere Station is approximately 1.5 miles distant and is accessed via Yarnton Way. Belvedere Station provides frequent mainline services into Central London.

Further information

EPC

Unit 3: C, Unit 4: D,
Unit 11: C, Unit 21: C,
Unit 22: E

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

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

[Book a viewing](#)

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Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 3 | Warehouse | 1,595 | Immediately | 2,990 |
| Unit 4 | Warehouse | 1,199 | Immediately | 2,250 |
| Unit 11 | Warehouse | 1,399 | Immediately | 2,625 |
| Unit 21 | Warehouse | 1,481 | Immediately | 2,775 |
| Unit 22 | Warehouse | 1,033 | Immediately | 1,935 |
| Total | | 6,707 | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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