

# Veridion Way

Erith, London, DA18 4AL

Warehouse | 8,310 ft<sup>2</sup>



Refurbished  
warehouse unit



Minimum eaves 7m



Excellent natural  
lighting



Electrically operated  
loading door



Secure shared yard  
and parking

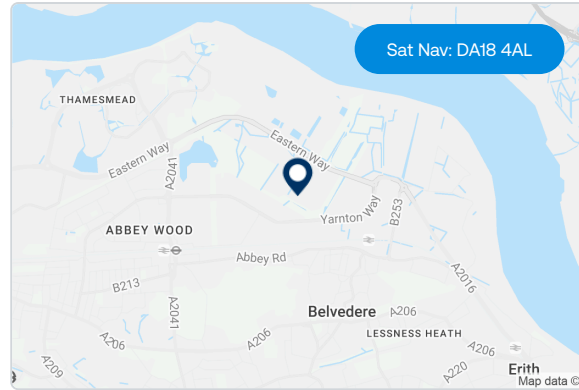


EPC rating - B

Available to Let



LastMileFirst | [mileway.com](https://www.mileway.com)



## Description

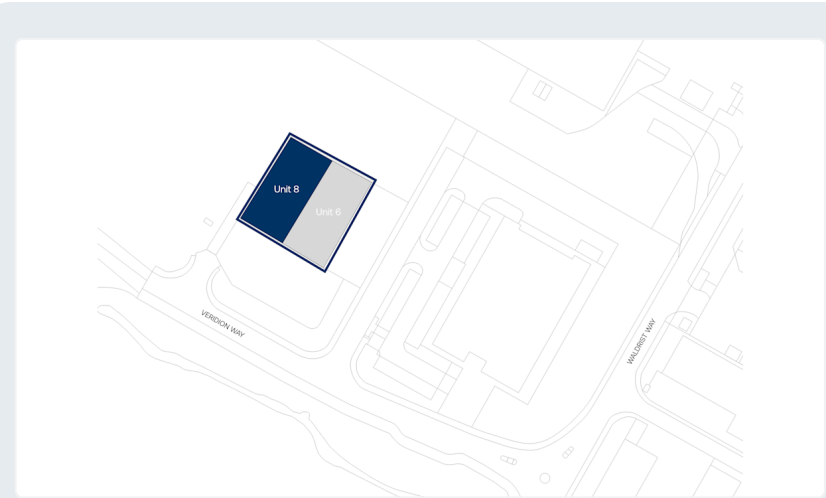
Unit 8 Veridion Park comprises an end of a terrace of 3 units set within a secure fenced site. The unit is of a steel portal frame construction with an attractive front elevation to the offices with timber paneled detailing and double glazed windows that look over the allocated parking spaces and landscaped areas.

The warehouse has insulated steel profiled clad elevations under a pitched roof. The accommodation benefits from excellent natural light and double glazed windows. The first floor offices are fully fitted with comfort cooling, suspended ceilings, recessed lighting, full access raised floors and fully fitted kitchenette.

The ground floor ancillary space offers the flexibility to provide additional office, showroom or workshop use. The warehouse has good clear span space with excellent natural light from translucent roof panels, a minimum clear internal eaves height of 7m, floor loading of 35Kn/Sqm, Gas and 3 phase power (100 KVA).

## Location

Veridion Way is located at the heart of the Erith Industrial Zone. The scheme benefits from excellent access via the A206 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). Rail services are provided by Belvedere and Abbey Wood which offers direct services to central London via the Elizabeth Line.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 8	Warehouse	8,310	Immediately
Total		8,310	

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 exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

## Further information

EPC  
B

### 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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