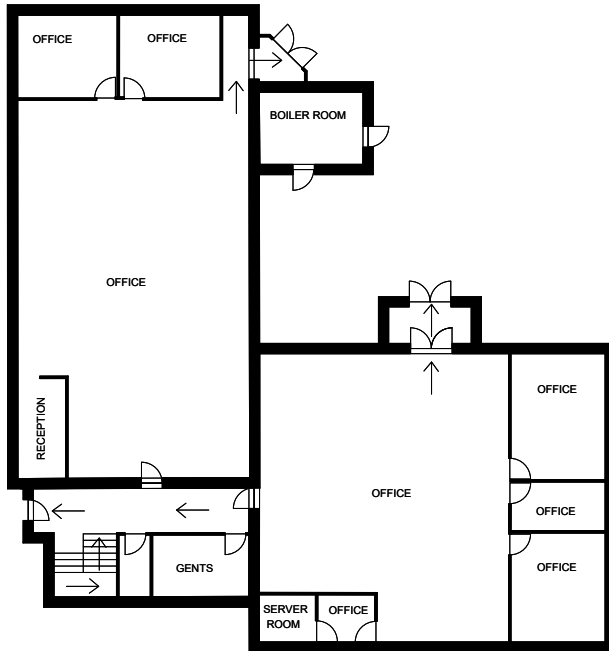


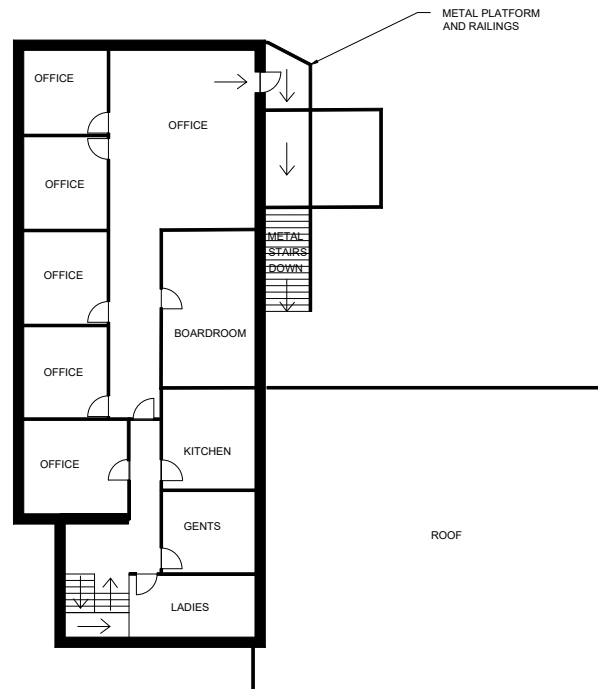


ERITH HOUSE, QUEEN STREET, ERITH, KENT DA8 1RP
6,500SQFT OFFICE BUILDING WITH PARKING TO RENT IN ERITH TOWN CENTRE

Floorplans



Ground Floor



First Floor

- Modern office building to let in Erith Town Centre
- Measures c. 6,500sqft
- Up to 25 parking spaces
- 0.3 miles from Erith Train Station
- Guide Rent - £100,000pa (£15.50 per sqft)

Description

The opportunity to lease an entirely self-contained, modern office building in Erith Town Centre. The property benefits from secure gated entry, parking for up to 25 vehicles and close proximity to Erith Train Station. There is also air-conditioning throughout the property.

The property is mostly open plan across the ground floor with a reception area, WCs and several self-contained offices. The first floor is comprised of further office spaces, kitchen, boardroom and additional WC's. The layout can be reconfigured subject to Landlord's consent.

Location

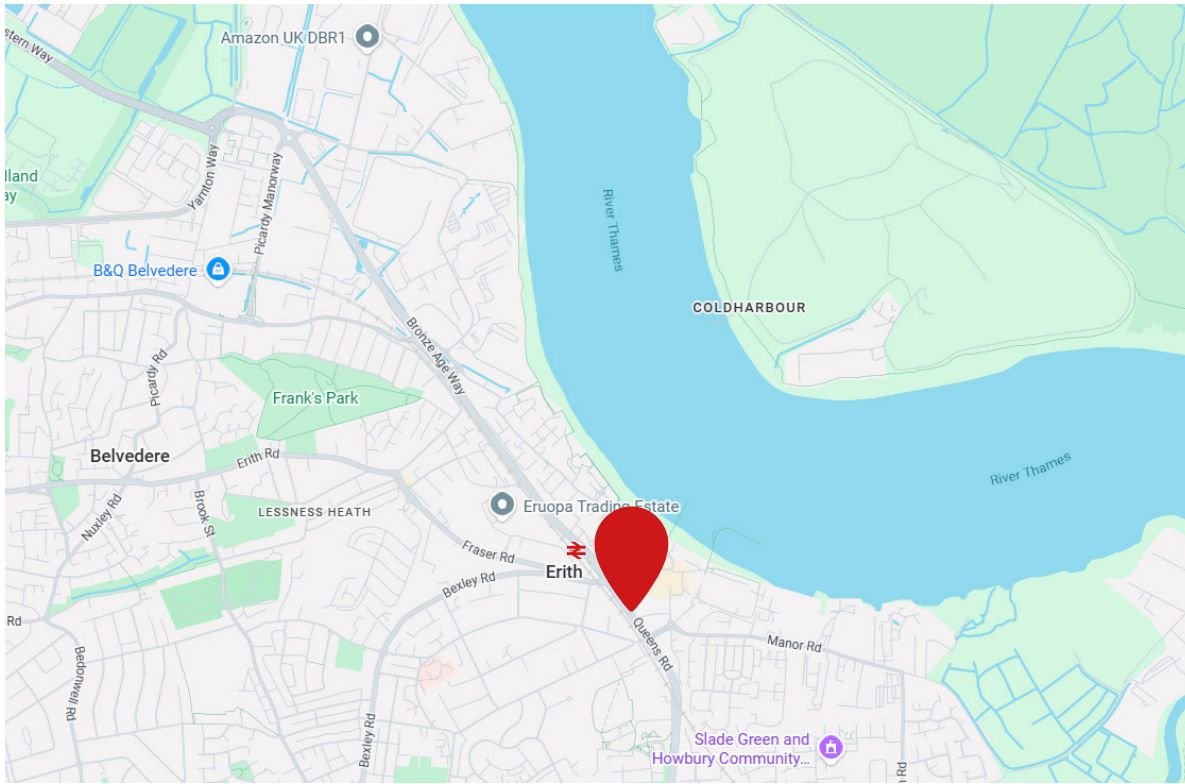
Positioned in Erith Town Centre, the property benefits from strong transport links including bus routes and Erith Train Station which has services into London Cannon Street via London Bridge as well as Dartford. Abbey Wood Station is two stops away, providing Thameslink and Elizabeth Line services.

In terms of road links, the property is adjacent to Bronze Age Way (A2016) with direct links to Thamesmead and Woolwich, with the A2, M25 and Dartford Crossing 4.4 miles to the south-east.

Erith Town Centre offers a mix of shopping, leisure, and community amenities, centred around the refurbished Riverside Shopping Centre, Morrisons and food outlets.







Further Information

Rent Guiding £100,000 per annum (£15.50 per sqft), to be let on a new FRI lease.

VAT We understand that VAT is applicable on the rent

Service Charge & Business Rates The rateable value for the property is £58,500 as of April 2026. We therefore understand that rates payable are approximately £28,000 per annum.

Further Information The EPC and additional internal photographs are available upon request.

Viewings All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.

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