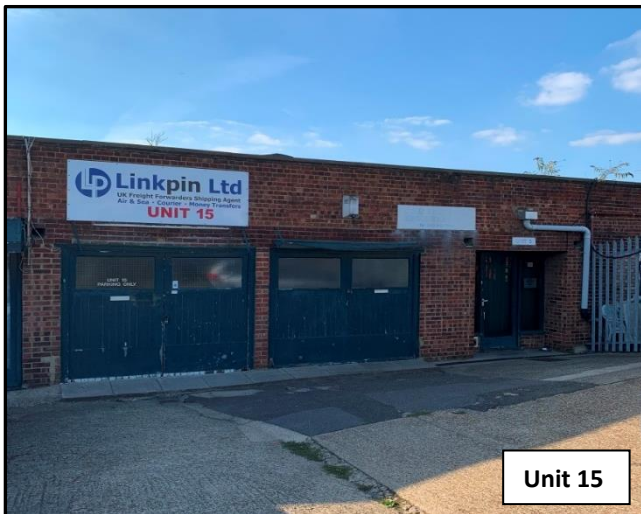
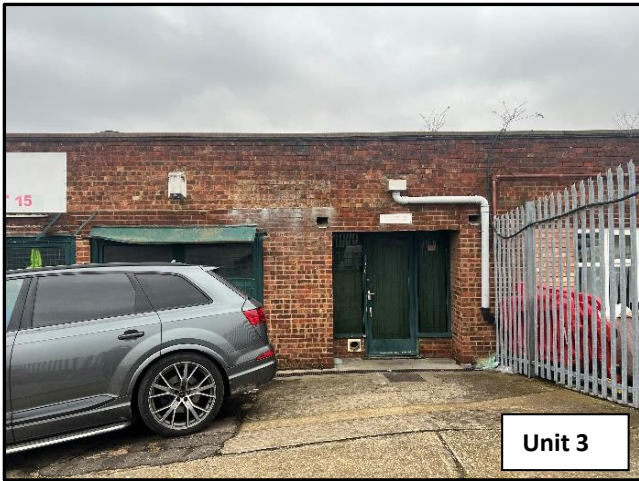


ELBOURNE TRADING ESTATE, CRABTREE MANORWAY SOUTH, BELVEDERE, KENT DA17 6AW



FLEXIBLE INDUSTRIAL / WAREHOUSE UNITS
666 – 1,209 SQ. FT.
(59.5 M² - 112.3 M²)

TO LET
(18 MONTHS TERM CERTAIN)

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.

For location click line or copy & paste to your browser

<https://w3w.co/wool.aspect.shelf>

DESCRIPTION

Elbourne Trading Estate provides light industrial accommodation around a shared central yard and circulation space. The estate is home to a mix of businesses ranging from manufacturing to storage solutions. Salient features of the units are as follows: -

- Loading doors
- Variety of uses considered
- Allocated on site parking
- Gated estate entrance
- Communal WCs
- Single phase power
- Minimum Eaves height 2.3m
- Close to Belvedere railway station
- Good access to A2016 and M25
- Immediately available

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Unit	Sq. Ft.	M ²	Availability
3	878	81.6	Available
5	1,028	95.5	Under Offer
11	1,209	112.3	Available
14	775	72.0	Available
15	731	67.91	Available
18	666	61.87	Available

TERMS

The units are available on new 3-year leases with mutual breaks at 18 months.

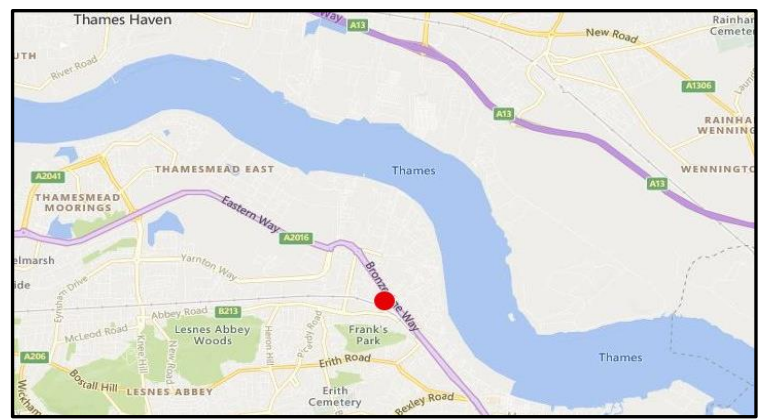
SERVICE CHARGE

A service charge is payable for common and shared items, general upkeep and maintenance of the estate.

VAT

VAT will be payable on all rents and service charges at the prevailing rate.

LOCATION PLAN



EPC

We are advised EPCs are not applicable for Units 3, 11, 14, 15 & 18. In respect of Unit 5, EPC Rating Band C (62). Valid until 30.06.2034.

RENT

Unit 3	£14,050 per annum
Unit 5	£16,450 per annum
Unit 11	£19,345 per annum
Unit 14	£12,400 per annum
Unit 15	£11,696 per annum
Unit 18	£10,656 per annum

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Rateable Values as of 1st April 2023:

Unit 3	£6,400
Unit 5	£8,100
Unit 11	£8,900
Unit 14	£6,700
Unit 15	£5,400
Unit 18	£5,300

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.

VIEWING

Strictly via appointment with the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 07764 476915

richardturnill@watsonday.com

GLENNY - 01322 524860

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

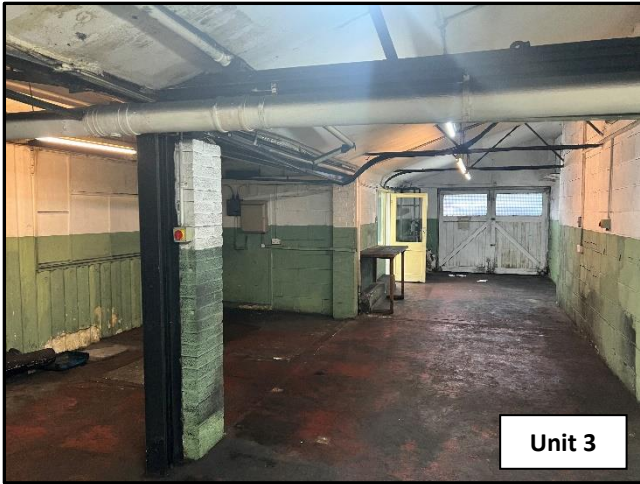
IMPORTANT NOTICE:

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



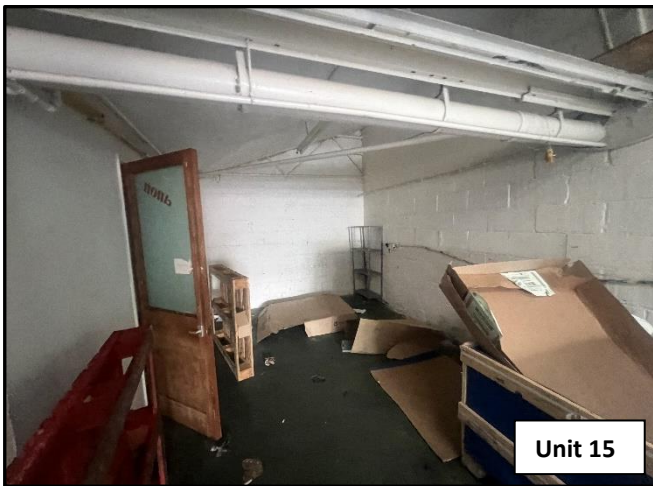
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Unit 3



Unit 3



Unit 15



Unit 15



Unit 18



Unit 18

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

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