

Industrial

# UNIT 6 | MANFORD INDUSTRIAL ESTATE

Manor Road, London, DA8 2AJ

## UNIT 6 | 2,520 SQ FT

### Industrial Unit

A single storey industrial unit of steel portal frame construction. The eaves height is 5m and externally there is a loading area and parking spaces to the front of the unit. The property benefits from a ground floor office area with WCs.

Manford Industrial Estate is a modern and well-planned industrial estate. Designed for efficiency, the estate features 24-hour access, secure facilities, ample car parking, and good loading capabilities, making it ideal for a variety of industrial, trade, and logistics businesses. Located in a highly accessible industrial hub, the estate provides immediate access to the A206, ensuring quick connections to the M25 and Blackwall Tunnel. Erith Rail Station is just 1 mile away, offering convenient transport links, while London City Airport is within 17 miles, making it a strategic location for businesses requiring strong regional and national connectivity.

Lease Type

New



### Unit Summary

- ☒ Roller Shutter Door
- ☒ 24 Hour Access
- ☒ Roof Lights
- ☒ Kitchen Facilities
- ☒ WC facilities
- ☒ Car Parking

### Occupational Costs

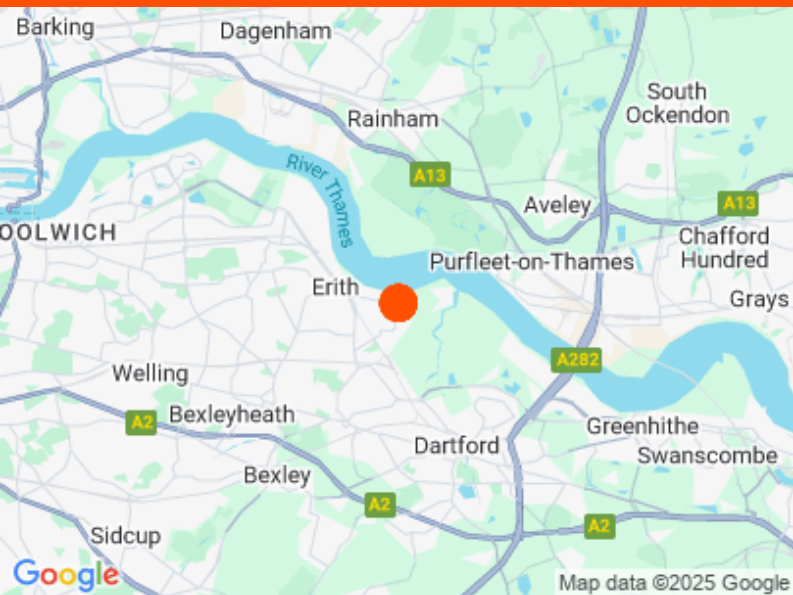
	Per Annum	Per Sq Ft
Rent	£41,400.00	£16.43
Rates	£12,475.00	£4.95
Maintenance Charge	£2,520.00	£1.00
Insurance	£504.00	£0.20
Total Cost	£56,899.00	£22.58

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Immediate access to A206, short drive to M25 and Blackwall Tunnel



Road  
A206: <1 mile



Airport  
London City: 9 miles



Rail  
Erith rail station: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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## Key Contact



**Alex Crowther**

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: [unit.info/U4P0400018](https://unit.info/U4P0400018)

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