Kencot Close Business Park

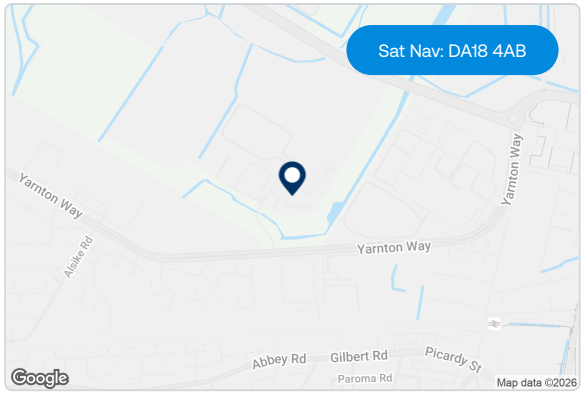
Alder Close, DA18 4AB

Warehouse | 804 - 1,770 ft²

- Roller shutter door
- Dedicated parking
- 7 miles west to J1A M25
- Mains power and water connected







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 unit is 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

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

Amelia Hosking
Mileway
southeast@mileway.com
0204 525 0555

Max Doobay
Glenny
m.doobay@glenny.co.uk
07900 735 995

Charles Newland
Glenny
C.Newland@glenny.co.uk
07553 416 427

Toby Coldbreath
SHW
tcoldbreath@shw.co.uk
07947 373 875



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 3	Warehouse	1,595	Immediately	2,990	1,993	C
Unit 10	Warehouse	1,770	01/09/2026	3,245	2,213	D
Unit 11	Warehouse	1,399	01/11/2026	2,625	1,749	C
Unit 18	Warehouse	804	Immediately	1,475	1,005	D
Unit 20	Warehouse	1,281	Immediately	2,350	1,601	D
Unit 21	Warehouse	1,481	Immediately	2,775	1,851	C
Unit 25	Warehouse	1,198	Immediately	2,200	1,498	E
Total		9,528				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway