

# Kencot Close, Kencot Way Kent

Available to Let  
Property Type & number of units  
818 – 1,439 sq ft (76 – 134 sq m)



Mains services



Good access to A2016 and M25



Roller shutter door



Dedicated parking spaces



7 miles west of J1a M25



# Kencot Close, Kencot Way

Kencot Close, Kencot Way, Erith, Kent DA18 4AB



## Description

Kencot Close comprises of 28 light industrial units across five terraces with dedicated parking and loading to each unit. Each unit is well specified, with profile metal sheet roof and elevations over brick and blockwork base providing a minimum eaves height of 4.4m rising to 5.5m at the apex. The units benefit from translucent light panels which provide good natural lighting, solid concrete floors, a roller shutter door in front of a dedicated loading area, 3 phase power, gas and WC facilities.

## Location

Kencot Close is located to the North West of Belvedere Town Centre and 2.5 miles west of Erith town centre in the London Borough of Bexley. Accessed from Yanton Way, the scheme benefits from immediate access to the A2016 Bronze Age Way which provides a continuous dual carriageway route from M25 junction 1a at the Dartford Crossing (6 miles) through to the Blackwall Tunnel (8 miles). There are local bus routes which serve the Belvedere Industrial Area with bus stops a short walk away. Belvedere and Abbey Wood railway stations provide frequent mainline services into central London and are located within walking distance.

Property owned by **Mileway**

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## EPC

Energy Performance Certificate (EPC) is available upon request.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

Altus Group

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## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

Glenny

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020 3141 3625

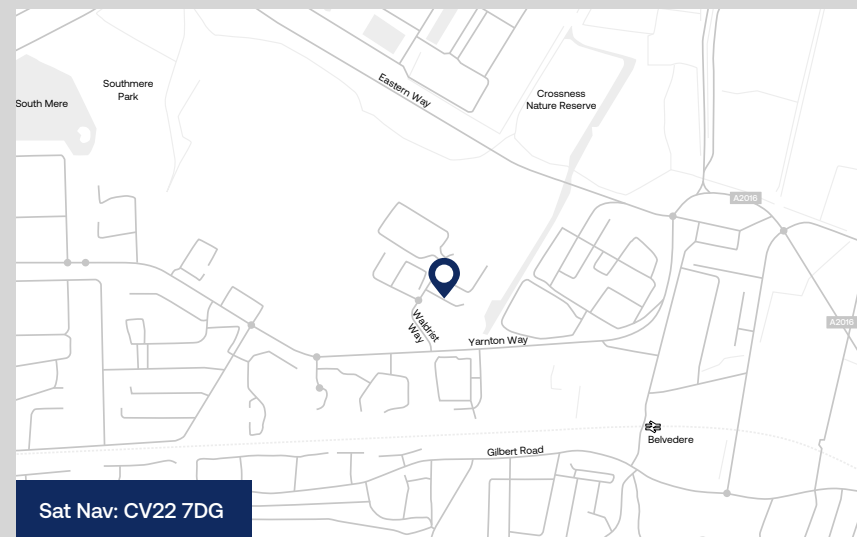
07900 735995

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## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 12	1,439	134
Unit 17	818	76
Unit 27	1,398	130

**Mileway**