

Lot 99

Unit 9, Capital Industrial Estate, Crabtree Manorway South, Belvedere, Kent, DA17 6BJ



All enquiries Ref: James Paterson



- **Freehold industrial / warehouse unit of approximately 5,056 sq ft**
- **Investment: Rent Reserved £45,000 per annum**

Location:

The property is situated on Capital Industrial Estate, fronting Crabtree Manorway South, between its junctions with Bronze Age Way (A2016) and Lower Road. Public transport links include Belvedere mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A2016 and A2/M25 (J1a). Shopping amenities can be found locally within Belvedere, with an extensive range of shops, bars and restaurants being found in Bexleyheath town centre. Recreational pursuits can be found locally at the open spaces of Franks Park and Lesnes Abbey Woods.

Description:

The accommodation comprises a light industrial unit of approximately 5,056 sq ft. To the front, the property benefits from dedicated parking and a loading apron. Unit 9 provides a clear, unobstructed workshop space featuring a fullheight electrically operated rollershutter loading door, threephase power (not tested), highlevel sodium lighting, together with a kitchenette and WCs positioned at the rear. A separate personnel entrance leads into a reception area, which includes a second kitchenette and access to wellappointed mezzanine offices.

Accommodation:

Floor	Sq Ft	Sq M
Ground	4,116	382.38
Mezzanine Offices	940	87.33
Total	5,056	469.7



EPC rating:

D (Size on EPC 464 sq m)

Tenancy:

The property is let on a lease to MK Medicals (UK) for a term of 5 years from 20th August 2024 and ending on 19th August 2029 at a rent of £3,750 per calendar month plus an annual amount equal to 5% of MK Medicals UK's net profit – refer to legal pack for a copy of the lease.

Rent reserved:

£45,000 per annum

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

