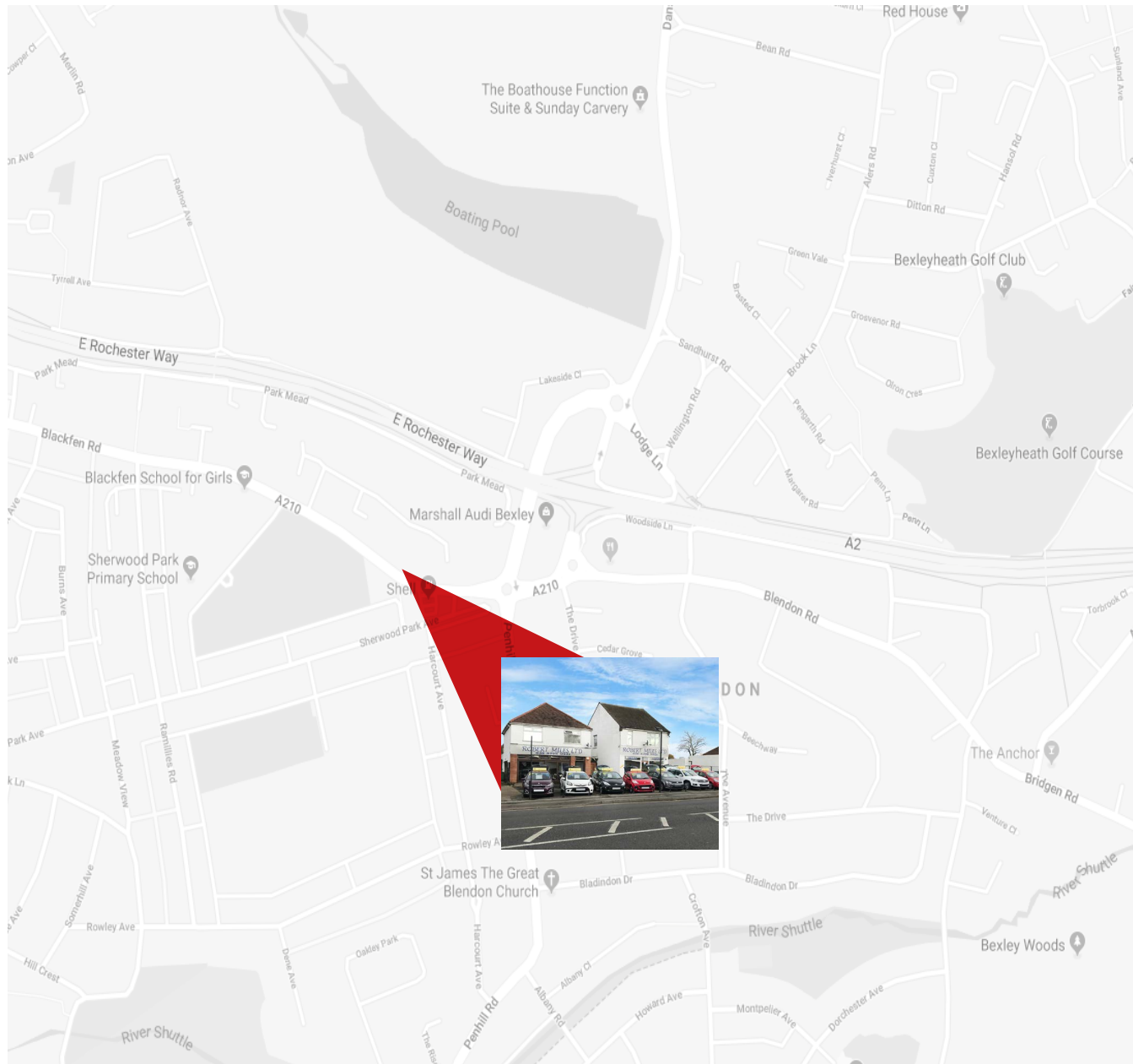




471-473 Blackfen Road, Blackfen, Kent DA15 9NP  
Prominent yard with ancillary office and workshop to let

[View more information...](#)





- Open yard with office and workshop to let
- Yard measures c.8,290 sqft
- Ground floor office and workshop measures c.1,634 sqft
- Prominent position on A210 close to A2 motorway
- Guide rent- £40,000 per annum

## DESCRIPTION

An opportunity to let an open yard with ancillary office and workshop accommodation in a prominent roadside location in Blackfen close by to the Danson Underpass. The lettable yard area measures c.8,290 sqft, whilst the ground floor workshop and office measure c.839 sqft and c.796 sqft respectively. The yard is currently occupied by a used car sales business and will suit all manner of light industrial occupiers or roadside retailers with a requirement for open yard / storage space.

## LOCATION

The property is located 0.6 miles away from Blackfen town centre which provides all of the usual town centre amenities. The property is also located in a prominent position on A210 close by to the A2 motorway which links the property to London and Kent. Neighbouring occupiers include Halfords, Marshall Audi Bexley and Plumbers Warehouse.



E: [commercial@acorn.ltd.uk](mailto:commercial@acorn.ltd.uk)

W: [acorncommercial.co.uk](http://acorncommercial.co.uk)

**120 Bermondsey Street,  
London SE1 3TX  
T: 020 7089 6555**

1 Sherman Road,  
Bromley, Kent BR1 3JH  
T: 020 8315 5454





## TERMS

The property in its existing form is available to let with a guide rent of £40,000. Should occupiers require the site to be one level vacant site our client is willing to demolish the two buildings in situ. A letting on this basis attributes a guide rent of £60,000.

## VAT

We understand that VAT is not applicable in this transaction.

## EPC

EPC's are available for the ground floor ancillary accommodation are available upon request

## VIEWINGS

The site can be viewed from the roadside, however, all on-site inspections are strictly by prior appointment only with Acorn's Commercial & Development Division on 020 7089 6555.



**For more  
information  
contact:  
Steven Flannighan on  
020 7089 6555.**

[Meet the rest of the team...](#)

This [brochure and its content] is copyright of Acorn Limited © 2016. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form.

Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



**120 Bermondsey Street,  
London SE1 3TX  
T: 020 7089 6555**

E: [commercial@acorn.ltd.uk](mailto:commercial@acorn.ltd.uk)  
W: [acorncommercial.co.uk](http://acorncommercial.co.uk)

1 Sherman Road,  
Bromley, Kent BR1 3JH  
T: 020 8315 5454