



- B8 open yard for sale in Erith sold with vacant possession
- Measuring c. 6,000 sqft
- Located on a secure industrial estate
- Currently occupied by a scaffolding firm
- Guide - £525,000 /£87.5/sqft

## DESCRIPTION

A rare opportunity to acquire an open yard positioned within the Darent Industrial Park in Erith. The property benefits from new gates and comprises c. 6,000 sqft of open yard space with a first floor office/toilet facilities measuring a further 250 sqft. The yard is currently occupied by a scaffolding company and will suit all manner of light industrial occupiers with a requirement for open yard/storage space.

## SERVICE CHARGE

Darent Industrial Park benefits from 24 hour gated/manned security and CCTV. The gate at the front is usually closed at 6pm with any access after via the security guard. This service is not provided through an Estate wide service charge, and therefore no service charge is applicable for the property.

## FURTHER INFORMATION

Further photographs of the yard are available upon request.

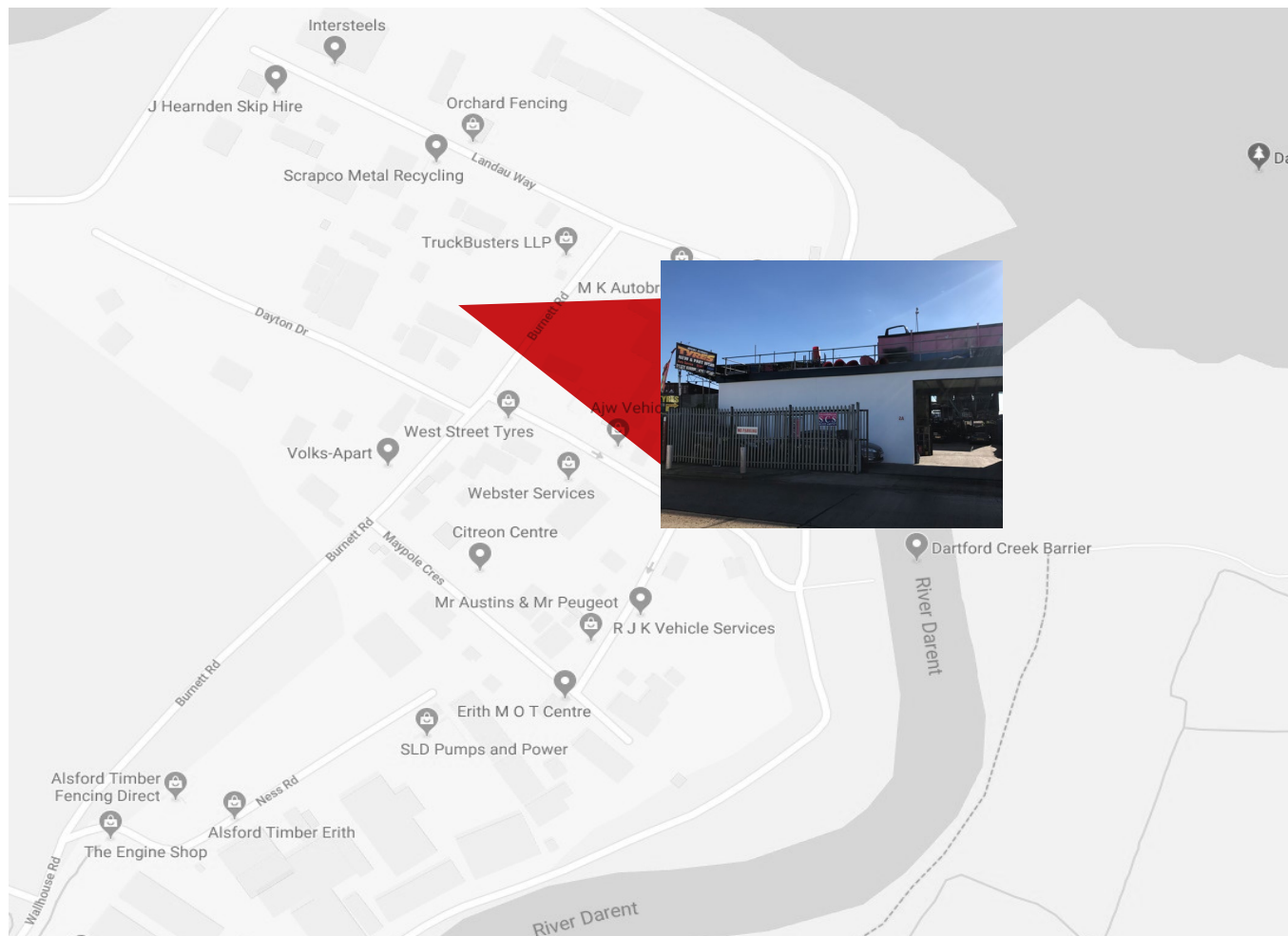
2a Burnett Road, Erith, Kent DA8 2LG  
Open yard for sale

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## LOCATION

The property is located within Darent Industrial Park and is 2 miles away from Erith Town Centre which provides all of the usual town centre amenities.

In terms of road links, Burnett Road leads directly onto A206 which connects into Central London via A2 to the east and Essex and Kent via A282 to the West.

## TERMS

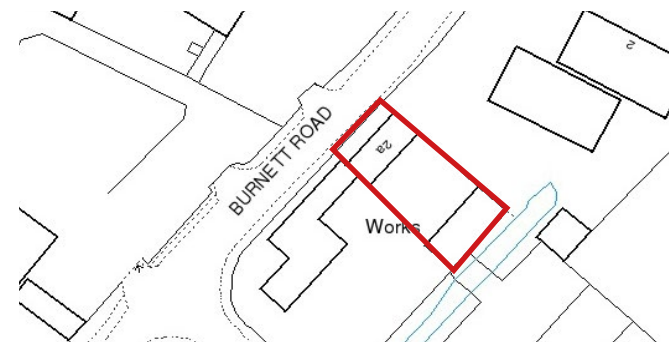
Guide price of £525,000 (£87.5/sqft) for the freehold interest.

## VAT

We understand that VAT is not applicable in this transaction.

## 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:**  
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