

Unit 2



- ▶ A12 - 300 yards
- ▶ M25 J28 & J29 - 2 & 3 miles
- ▶ Established Industrial Estate
- ▶ High quality unit



GRADE A  
INDUSTRIAL/WAREHOUSE/  
TRADE COUNTER UNIT  
**12,952 SQ FT TO LET**

## Unit 2



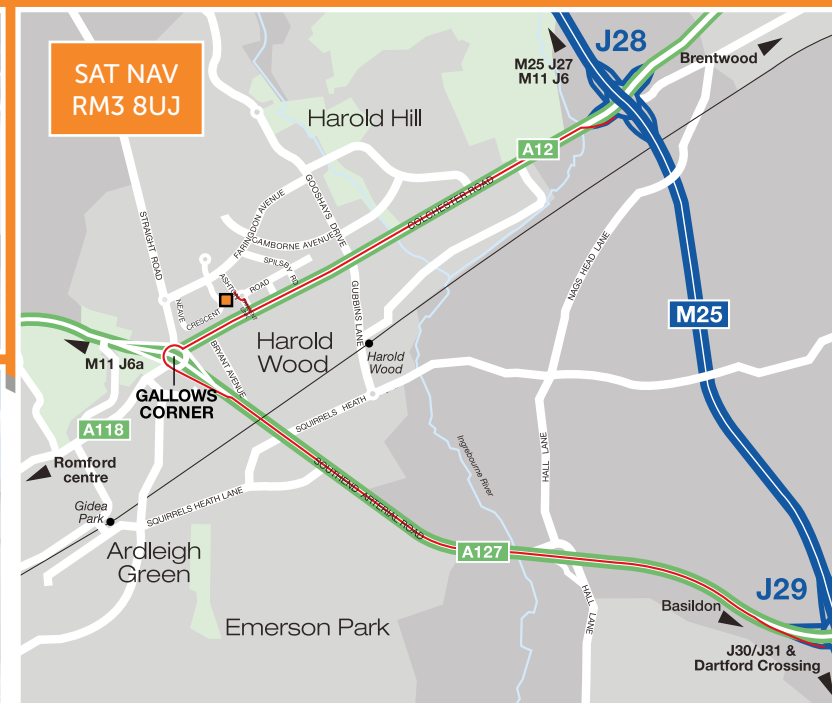
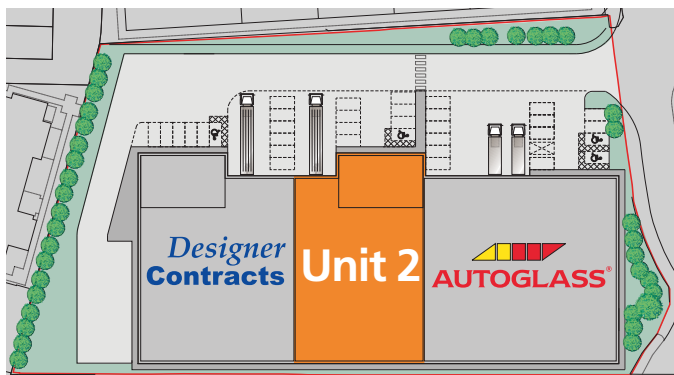
## Description

**Viper Industrial Estate** is ideally located on Ashton Road, within a few hundred yards of the A12, on the Harold Hill Industrial Estate just a short distance from Gallows Corner. The A12 provides excellent access to the M25, North Circular, M11 and A13 providing fast routes to London City.

Local occupiers include a mix of trade and retail occupiers including Tesco, B&Q, BMW and Big Yellow self storage.

## Accommodation

	sq ft	sq m
Warehouse	10,960	1,018
First floor office	1,992	185
<b>Total</b>	<b>12,952</b>	<b>1,203</b>



## Specification

- ▶ High quality specification
- ▶ Electric roller shutter door
- ▶ 8m eaves height to underside of haunch minimum
- ▶ BREEAM rating Very Good
- ▶ EPC: Energy Performance Asset Rating - B-26
- ▶ Customer/staff car parking

## Communications

A12	300 yards
M25 J28	2 miles
M25 J29	3 miles
Dartford Crossing	10 miles
Channel Tunnel	60 miles

## Further information

For further information or to arrange a viewing please contact our joint sole agents.



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