



## 3-EUROPA HOUSE TRADING ESTATE, ERITH, DA8



RENT £ 2,200 PER MONTH

SIZE 1,127.18 SQFT

Live & Work  
Unit

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

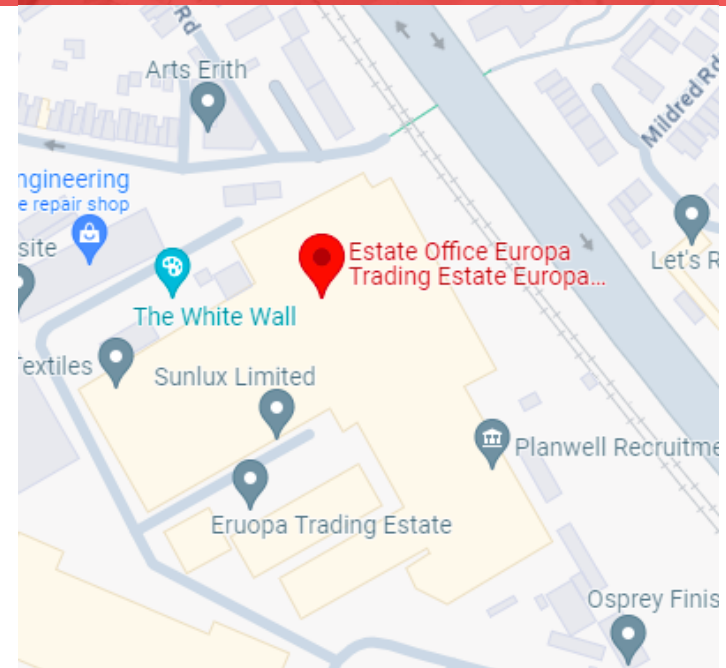
**VAT** MAY BE APPLICABLE.

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** GRADE C

**VIEWING** PLEASE CONTACT US



## ABOUT THE PROPERTY

- Uncover the charm of a live and work unit at Europa House Trading Estate, Fraser Road, Erith, DA8, featuring 3 bedrooms, a kitchen, a bathroom, and a dedicated workshop area.
- Strategically positioned within Europa House Trading Estate, Fraser Road, Erith, DA8 (3 bed), this live and work unit is conveniently located, with a 4-minute walk to Europa Trading Estate Bus Stop and a 2-minute drive to Erith Station. Explore the ease of commuting and accessibility.
- Experience the perfect fusion of practicality and comfort. Immerse yourself in the vibrant surroundings of Europa House Trading Estate, where local amenities, cultural attractions, and green spaces are within reach, creating an enriching environment for both work and leisure.

Contact us for more information and to schedule a viewing.

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.



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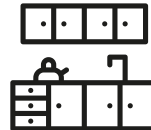
# Live & Work Unit



**ERITH**



**EUROPA  
TRADING  
ESTATE**



**KITCHEN**




**TOILET**



**WORKSHOP**

## Get in touch!

 **0203-935-4544**

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