

UNIT 8, 108 NATHAN WAY, THAMESMEAD, LONDON, SE28 0AU

TO LET ON NEW LEASE



WAREHOUSE/INDUSTRIAL UNIT

Approx: 222.56 sq. m. (2,396 sq. ft.)

RENT: £10,000 PER ANNUM EXCLUSIVE

Location

The property is located within a small industrial estate on Nathan Way, Thamesmead, South East London. Nathan Way is an established industrial location with a variety of different sized industrial units. Nathan Way is situated within 1.25 miles of Woolwich Town Centre. The nearest rail station is Plumstead providing frequent services into Central London.

Description

The premises comprise a two storey industrial property arranged to ground floor as a workshop with solid concrete floor and a WC. There is a steel frame mezzanine level providing first floor storage and also an office area and a further WC. The property is connected to three phase electricity supply and also has capped off gas supply. The property has a roller shutter loading door for loading. The property is suitable for industrial or storage uses.

Accommodation

The property has the following approximate gross internal areas:

Ground Floor	114.92 sq. m. (1,237 sq. ft.)
First Floor Mezzanine	107.64 sq. m. (1,159 sq. ft.)

Total	222.56 sq. m. (2,396 sq. ft.)
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Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Rates

The property is entered in the 2010 rating list with a rateable value of £6,700. The Standard Business Rates Multiplier for 2011/12 is 43.3p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

The premises have most recently been used for industrial purposes. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rent

£10,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

We have been informed that VAT will not be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4857

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk

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