126 NATHAN WAY, LONDON, SE28 0AU

TO LET

OFFICE/ LIGHT INDUSTRIAL UNIT WITH PARKING

263.38 sq m (2835 sq ft)

RENT: £25,000 PER ANNUM EXCLUSIVE

Location

The premises are situated on Nathan Way forming part of the West Thamesmead Business Park approximately 1 mile from Woolwich town centre and 4 miles west of Erith.

The property is located south of Western Way (A2016) which provides access to the Woolwich Ferry, Blackwall Tunnel and Central London and connects eastward towards the Dartford northern bypass to the M25.

Plumstead Rail station is located nearby providing services into London Cannon Street in approximately 25 minutes with services also towards Dartford, Crayford and Barnehurst. Numerous buses serve the locality. Crossrail will be operational from Woolwich in early 2019.
Description
The premises comprise a ground floor light industrial/office unit. Access to the workshop is from the front of the property with a side passage for emergency use only. The offices benefit from carpeted flooring, suspended ceilings, category II lighting and dado level perimeter trunking.

The premises benefits from an electric security shutter, double glazed windows covered by security grilles to the front of the building and entry phone system.

To the front of there is parking for several vehicles.

Accommodation
We have measured the premises in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice and calculate the Gross Internal Area to be approximately as follows:

Ground Floor 263.38 sq m (2835 sq ft)

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

Rates
The property will need to be reassessed for business rates.

Planning
The property has recently been used for office/ light industrial purposes. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rent
£25,000 per annum exclusive

Legal Costs
Each party to pay their own legal fees.

VAT
Please note that VAT will not chargeable.

EPC
An Energy Performance Certificate has been commissioned.

Viewing
Strictly by prior arrangement with sole agents Hindwoods.

Kevin Bright: k.bright@hindwoods.co.uk
Charlene Nicholls: c.nicholls@hindwoods.co.uk
CG5558

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