

**UNIT 15, ANGERSTEIN BUSINESS PARK,
HORN LANE, GREENWICH, LONDON, SE10 0RT**



**LIGHT INDUSTRIAL/CATERING UNIT TO LET
93.47 SQ. M. (1005 SQ. FT.)**

Location

Horn Lane is superbly situated on the Greenwich Peninsula immediately to the north of the Blackwall Tunnel approach road and opposite the IKEA Superstore which is under development.

Road communications are excellent to London Docklands, Central London, Kent and the M25.

North Greenwich Jubilee line station is only one stop from Canary Wharf and provides a service to Central London with a journey time of around 20 minutes.

Description

The premises comprises a mid-terrace light industrial unit of steel portal frame construction arranged over ground floor and mezzanine levels.

Internally the unit is arranged as a ground floor workshop area that is fitted with 3 catering sinks and is lined with washable panels. The mezzanine provides additional storage with a minimum clearance height of 2.54m, and partitioned office to the rear.

The unit is accessed via a single pedestrian entrance and loading is via manual roller shutter doors. The premises benefits from 3 phase electricity, translucent roof panels, W/C, strip-lighting, gas boiler, and a separate heating and cooling system. There are 2 allocated parking spaces, CCTV security and 24hr access.

Accommodation

The property has the following approximate gross internal area:

| | |
|--------------|--------------------------------|
| Ground Floor | 50.48 sq m (543 sq ft) |
| First Floor | 42.99 sq m (462 sq ft) |
| Total | 93.47 sq m (1005 sq ft) |

Terms

The property is available to be let on a new internal repairing flexible lease for a term of 4 years excluding the security of tenure of the Landlord & Tenant Act 1954. After the initial six month period the tenant can serve one months notice to terminate.

Rent

£15,600 per annum exclusive

Planning

We understand that the property was previously used for B1c use, however interested parties should make their own enquiries of the local authority.

Service Charge

The current full year estimate is £3,000. Services include roof repairs, removal of office (non-industrial) waste, maintenance and cleaning of communal areas, CCTV monitored night-time and weekend security.

Also at:

Croydon
East Dulwich

Legal Costs

The ingoing tenant will be responsible for a fixed legal fee of £250 plus VAT towards the Landlords costs.

VAT

Please note that VAT will be chargeable.

EPC

The unit currently has an energy rating of 'E'. The full EPC is available to download at www.hindwoods.co.uk

Rates

The premises has been entered into the 2017 rating list with a rateable value of £7,100. Interested parties should contact the local authority to confirm rates payable.

Viewing

For further information or to arrange a viewing, please contact sole agents Hindwoods on 020 8858 9303.

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