UNIT 111, NATHAN WAY, LONDON SE28 0AQ

LIGHT INDUSTRIAL / PRODUCTION / STORAGE UNIT OF 2,910 SQ FT

- DUE TO BE REFURBISHED
- ESTABLISHED INDUSTRIAL ESTATE
- THREE PHASE POWER
- SECURED YARD AREA TO THE REAR
- GOOD ACCESS TO A2016 DUAL CARRIAGEWAY / WOOLWICH AND BLACKWALL TUNNEL

LOCATION

The premises are situated on the northern side of Nathan Way providing direct access to the Woolwich Ferry and Blackwall Tunnel to the west and dual carrigeway access to J1a M25 to the east. Woolwich Town Centre and DLR station are also within close proximity as are numerous bus routes.

DESCRIPTION

The premises comprises a single storey industrial unit with clearspan accommodation. Loading is via steel roller shutter doors to the rear of the premises into an enclosed yard. Inside the property benefits from 3.2m eaves height, 3 phase power, supply of gas and three WC facilities.

The unit will be available in May 2018.
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ACCOMMODATION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
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<tbody>
<tr>
<td>UNIT 111</td>
<td>2,910</td>
<td>270.35</td>
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<tr>
<td>TOTAL</td>
<td>2,910</td>
<td>270.35</td>
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TERMS

The property is available on a new full repairing lease for a term to be agreed at a rent of £27,750 per annum exclusive.

RATEABLE VALUE

We understand that from 1st April 2017 the property has the following rateable value:-

£17,750

Interested parties are advised to contact the London Borough of Greenwich for verification of exact rates payable.

SERVICE CHARGE

An Estate service charge is levied to cover the estate maintenance and upkeep. Unit 111 - £2,751,84 for year end March 2018, subject to annual reconciliation.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested, and will be available shortly.