

21 Burney Street, Greenwich, London SE10 8EX

Tel: 020 8858 9303 Fax: 020 8853 1772

Website: www.hindwoods.co.uk

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UNITS 13 & 14 MELLISH INDUSTRIAL ESTATE RUSTON ROAD, LONDON, SE18 5QZ

TO LET ON NEW LEASE



MODERN WAREHOUSE BUILDING
Approx: 1414.11 sq. m. (15,222 sq. ft.)

RENT: £115,000 PER ANNUM EXCLUSIVE

Location

Mellish Industrial Estate is situated to the north of Woolwich Church Street (A206) and accessed from Ruston Road. The Woolwich Ferry is a short distance to the east and the Blackwall Tunnel easily accessed to the west.

Both Charlton and Woolwich Dockyard stations are accessible from the estate linking to London Bridge in around 15 minutes and the Jubilee Line is available from North Greenwich. The Docklands Light Railway station at Woolwich will open in early 2009 linking to London City Airport in only two stops and provides services to Canary Wharf.

Description

The property comprises a building of steel portal frame construction with brick and concrete walls to approximately 2.2m with steel profile insulated cladding above.

The height to under side of haunch is 6.14m (20') and there are two overhead sectional loading doors which are electrically powered. Heating is provided by four gas blower heaters and sodium down lighters are fitted throughout.

There is a small office area to the front of the building which also incorporates kitchen and WC facilities.

Externally a concrete surfaced yard provides generous parking and loading facilities.

Accommodation

The property has the following approximate gross internal area:

Total Accommodation 1414.11 sq. m. (15,222 sq. ft.)

Terms

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

Rates

We have been advised that the property has a rateable value of £93,000. The Standard Business Rates Multiplier for 2010/11 is 41.4p 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 as a warehouse. 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

£115,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4298

"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".