

**13 & 14 ROPERY BUSINESS PARK
ANCHOR AND HOPE LANE, CHARLTON, SE7 7RX**

TO LET/FOR SALE



**WAREHOUSE WITH COLD STORAGE FACILITY
Approx: 212 SQ. M. (2,276 SQ. FT.)**

**RENT: £20,800 PER ANNUM EXCLUSIVE
GUIDE PRICE: £300,000 FREEHOLD**

Location

The premises are situated in the well established Ropery Business Park which is located north of the Woolwich Road (A206) accessed via Anchor and Hope Lane. The Woolwich Ferry and Blackwall Tunnel are within close proximity of the premises and Charlton mainline station is within walking distance with regular services into Cannon Street and Charing Cross.

Description

The property comprises a single storey, double fronted building with corrugated Perspex panelling benefiting from sliding manually operated shutter doors. To one side of the unit there is a separate partitioned office benefiting from UPVC double glazed windows and door. The office also benefits from central heating.

Internally the unit has two cold storage units and a separate walk in refrigerator. The unit also benefits from having 3 phase electricity supply and a minimum clear height of 3.85m.

Accommodation

The property has the following approximate gross internal areas:

Total Accommodation 212 sq. m. (2,276 sq. ft.)

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed or alternatively our client is willing to sell their freehold interest.

Rates

We have been advised that the property has a rateable value of £14,750 rising to £16,726 in April 2010. 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 for B1 & B8 planning consent. 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

£20,800 per annum exclusive.

Guide Price

£300,000

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT may be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods Hunter Payne.

CG4554

"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".