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Established 1886



150 YATELEY STREET, WESTMINSTER INDUSTRIAL ESTATE, WOOLWICH, LONDON, SE18

TO LET



SHOWROOM/TRADE UNIT

437.96 SQ. M. (4,714 SQ. FT.)

**PLUS ADDITIONAL STORAGE OF 638.23 SQ.M. (6,870 SQ. FT.)
& YARD/PARKING**

RENT: £50,000 PER ANNUM EXCLUSIVE

Location

Westminster Industrial Estate is a major commercial estate situated immediately to the north of the Woolwich Road (A206) dual carriageway close to its junction with Warspite Road.

The subject property is situated at the southern boundary of the estate facing directly onto the busy Woolwich Road and adjacent to Access Self Storage.

The location therefore enjoys excellent access to the A102(M) Blackwall Tunnel approach road and A205 South Circular which are 2.5 and 1 mile to the west respectively. The Woolwich Ferry is within a 2 minute drive and mainline and DLR stations are available.

The estate benefits from 24hr manned security an Estate Manager and CCTV.

Description

The property comprises a prominent detached building with full height brick elevations under a steel trussed roof frame which has recently been covered in profiled steel as part of a programme of major refurbishment works.

The ground floor enjoys excellent natural light from three elevations and there is substantial storage at lower ground level.

The unit enjoys exclusive access within the estate and the potential for easy customer parking.

Accommodation

The property has the following approximate gross internal areas:

Ground Floor	437.96 sq. m. (4,714 sq. ft.)
Lower Ground Floor	638.23 sq. m. (6,870 sq. ft.)
Total	1,076.19 sq. m. (11,584 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 is to be re-assessed for rating purposes. 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 property was last used for storage and light industrial purposes. However, the incoming 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

£50,000 per annum exclusive

Service charge

To be confirmed.

Legal Costs

Each party to pay their own legal fees.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with joint sole agents Hindwoods 020 8858 9303 or Knight Frank 020 7629 8171.

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"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".