

21 Burney Street, Greenwich, London SE10 8EX

Tel: 020 8858 9303 Fax: 020 8853 1772

Website: [www.hindwoods.co.uk](http://www.hindwoods.co.uk)

Also at *Blackheath & Dulwich*

*Established 1886*



**DOVE HOUSE, WILLIAM FOSTER LANE  
WELLING, KENT, DA16 3AS**

**FOR SALE**



**WAREHOUSE/OFFICE PREMISES WITH SUBSTANTIAL PARKING AND  
BENEFITTING FROM D1 (CHURCH) PLANNING CONSENT  
737.59 SQ.M. (7,939 SQ. FT.)**

**GUIDE PRICE: £1.1M**

**Location**

The property is situated on Upper Wickham Lane at its junction with William Foster Lane and is within walking distance of Welling mainline station with regular services into Central London.

Road communication links are good with easy access into Central London via the A2 Shooters Hill Road and out to Bexleyheath which provides easy access to the A2 and M25.

**Description**

The premises comprise a warehouse building of part brick, part clad construction under a clad pitched roof with 10% roof lights. The property benefits from palisade fencing and double palisade gated entrance. The front entrance has a car park containing 6 allocated parking spaces.

The premises has a side access leading to a rear car park with a further 25 allocated car parking spaces and three lock up garages. There is an electronically operated roller shutter door for loading and unloading goods into the main building.

The main entrance leads into a small lobby and main reception. The ground floor space has three separate partitioned offices and a further office which is currently being used as a book store. There are two WCs and a fully fitted kitchen.

Via the front reception area is a staircase leading to the first floor offices. These comprise a main open plan office with a partitioned office, two WCs and a fully fitted kitchen.

The premises have been carpeted throughout and have a mix of suspended ceiling panels and category II lighting. In some areas of the building these are surface mounted fluorescent lighting. There is also gas central heating, air conditioning system and three phase electricity supply.

The windows are double glazed and manually operated shutters are fitted over the windows and doors. At first floor level the shutters are electronically operated from inside the building.

Access to the main building is via the ground floor offices and internally the main warehouse has fully fitted male WCs.

The premises also benefits from a mezzanine level with partitioned offices.

Internally the unit is fitted with a mix of high and low level hanging fluorescent lighting

The minimum clear height to underside of haunch is 8m.

### **Accommodation**

The property has the following gross internal areas:

<b>Ground Floor</b>	<b>151.11 sq. m. (1,627 sq. ft.)</b>
Lobby	
Reception Area	
Offices X 3	
Kitchen	
Book Club Office	
Female & Male WCs	
<b>Ground Floor Warehouse</b>	<b>376.41 sq. m. (4,052 sq. ft.)</b>
WC	
<b>Ground Floor Warehouse</b>	<b>58.86 sq. m. ( 634 sq. ft.)</b>
Mezzanine	
<b>First Floor Offices</b>	<b>151.66 sq. m. (1,626 sq. ft.)</b>
<b>Total Accommodation</b>	<b>737.59 sq. m. (7,939 sq. ft.)</b>

### **Terms**

Freehold

### **Planning**

The property benefits from D1 Church/Place of Worship planning consent. However, the purchaser 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.

**Guide Price**

£1.1m

**Rates**

The property will have to be assessed for the rateable value. 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](http://www.mybusinessrates.gov.uk).

**Legal Costs**

Each party to pay their own legal costs.

**VAT**

We have been advised that VAT may be applicable.

**Viewing**

Strictly by prior arrangement with sole selling agents Hindwoods.

**CG4635**

[www.hindwoods.co.uk](http://www.hindwoods.co.uk)