

**UNIT 12 ROPERY BUSINESS PARK  
ANCHOR & HOPE LANE  
CHARLTON, SE7 7TE**

**FOR SALE OR TO LET**



**WORKSHOP/STORAGE  
85.44 SQ. M. (920 SQ. FT.)**

**PRICE £95,000  
RENT: £6,500 PER ANNUM EXCLUSIVE**

**Location**

The premises are situated in the well established Ropery Business Park which is located north of the Woolwich Road (A206) off Anchor and Hope Lane. The Woolwich Ferry and Blackwall Tunnel are easily accessible from the premises. Charlton mainline station is within walking distance with trains into Cannon Street and Charing Cross.

**Description**

The premises comprise a workshop space together with ancillary office. Access to the main warehouse is via double doors. The building is constructed in brick with pitched steel framed roof with an eaves height of approximately 3.25m.

The premises benefit from a small kitchen and WC facilities. There are two allocated parking spaces to the front of the property.

**Accommodation**

We have measured the premises in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice and calculate the gross internal area to be as follows:

Office	14.93 sq. m. (161 sq. ft.)
Main Warehouse, kitchen and WC	70.51 sq. m. (759 sq. ft.)
<b>Total</b>	<b>85.44 sq. m. (920 sq. ft.)</b>

### **Terms**

The freehold interest is available or alternative 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 £5,500. 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).

### **Planning**

The premises benefits from B1 & B8 planning consent. The building has most recently been used for preparation and storage of stonework though 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**

£6,500 per annum exclusive.

### **Price**

£95,000

### **Service Charge**

To be confirmed.

### **Legal Costs**

Each party to bear their own legal fees incurred in this transaction.

### **VAT**

We have been advised that VAT will not be chargeable on the rent.

### **Viewing**

Strictly by prior arrangement with sole agents Hindwoods.

### **CG4626**

*"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](http://www.commercialleasecode.co.uk)".*