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VIP INDUSTRIAL PARK, ANCHOR AND HOPE LANE, CHARLTON, LONDON, SE7 7TE

TO LET



PROMINENT SITE SUITABLE FOR PLANT HIRE OR CONTRACTORS YARD - TRADE POTENTIAL

**SECURE SURFACED SITE 0.73 HECTARES (1.80 ACRES)
OFFICE AND WAREHOUSE BUILDINGS OF 577.11 SQ M (6212 SQ FT)**

RENT: £185,000 PER ANNUM EXCLUSIVE

Location

VIP Industrial Estate is located on the east side of Anchor and Hope Lane at its junction with Bugsbys Way. The location is popular with retail, trade counter and industrial occupiers with Kwik fit, Plumb Centre, Selco and Macro all adjacent. Blackwall Tunnel Approach Road (A102) is only half a mile to the west providing excellent access to London Docklands and the City. The Woolwich Ferry is conveniently situated a short distance to the East.

Charlton mainline station is easily accessible from the premises and North Greenwich station (Jubilee line) is situated on the nearby Greenwich Peninsula.

Description

The property comprises a level mostly surfaced site with a prominent frontage to Anchor and Hope Lane. Palisade security fencing is in place and there is a single storey office building located close to the site entrance. Workshop/warehouse facilities are provided by a steel portal frame building with brick and clad elevations.

Accommodation

The property has the following approximate net internal areas:

Site Area	0.73 Hectares (1.80 acres)
Single storey office building	121.89 sq m (1312 sq ft)
Workshop/warehouse	455.22 sq m (4900 sq ft)

Terms

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

Planning

The site has been occupied by Speedy Generators Ltd for storage of vehicles and plant together with ancillary activity. However the ingoing tenant should 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

£185,000 per annum exclusive.

Legal Costs

Each party to pay their own legal fees.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior appointment with sole agents Hindwoods.



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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".