

**UNIT 10 GATEWAY BUSINESS CENTRE, TOM CRIBB ROAD,  
LONDON, SE28 0EZ**

**FOR SALE**



**INDUSTRIAL/WAREHOUSE UNIT  
APPROX: 356.60 SQ. M. (3,838 SQ. FT.)**

**GUIDE PRICE: £345,000**

**Location**

The property forms part of the popular Gateway Business Centre and has an elevation facing the busy Plumstead Road (A206).

The development is located adjacent to the prestigious Royal Arsenal complex and enjoys excellent road communications with the A205 South Circular Road, Woolwich Ferry and Blackwall Tunnel to the west. Plumstead mainline station links to London Bridge in around 20 minutes and Woolwich DLR provides regular services to London City Airport in two stops plus Canary Wharf and The City.

**Description**

The property forms part of a terrace of modern industrial/warehouse units of steel portal frame construction with brick and block work walls and profiled insulated sheet cladding above. The property benefits from good natural light with 10% translucent light panels and high bay surface mounted lighting. The warehouse has a minimum clear height of 5.2m.

Externally the premises have provision for two car parking spaces. To the front of the unit there is a manually operated steel roller shutter door and a pedestrianised aluminium framed double glazed door. Internally the property has a main warehouse area with separate partitioned offices at ground floor level with disabled WC facility. The offices benefit from gas central heating and three phase electricity supply. The offices have been fitted with recessed spot lighting and there is category five cabling for computer networking.

The ground floor warehouse space provides access via two separate staircases into the mezzanine area. One of the staircases leads directly into an office and the other staircase to a WC/shower facility and a fully fitted kitchen. From the kitchen area there is a staircase which leads up to the second floor which provides two open plan office areas.

The second floor office space benefits from good natural light from the translucent roof panels. To the other side of the second floor there is a fire exit leading directly to the ground floor warehouse pedestrian door.

### **Accommodation**

The property has the following approximate net internal areas:

Ground Floor Warehouse and Offices	222.08 sq. m. (2,390 sq. ft.)
First Floor, WC/Kitchen and Offices	73.55 sq. m. ( 792 sq. ft.)
Second Floor Offices	60.97 sq. m. ( 656 sq. ft.)
<b>Total Accommodation</b>	<b>356.60 sq. m. (3,838 sq. ft.)</b>

### **Terms**

Freehold

### **Planning**

We have been advised that the property has warehouse/industrial 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.

### **Price**

£345,000

### **Rates**

The property is entered in the 2010 rating list with a rateable value of £20,250. 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 will not be applicable.

### **Viewing**

Strictly by prior arrangement with joint sole selling agents Hindwoods 020 8858 9303 or Glenny 020 8304 4911.

### **CG4665**

*"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)".*