

## Various Units, New Lydenburg Commercial Estate, Charlton, SE7 8NF

Flexible industrial / warehouse units from 460 sq ft  
to 778 sq ft

- Single phase power
- WC and kitchenette facilities
- Minimum eaves height 2.8m with electric roller shutter doors
- Good connections via road network and public transport

### Location

The New Lydenburg Estate is situated in Charlton, in the Royal Borough of Greenwich, approximately 9 miles East of Central London.

The estate benefits from good road links, with connections to the A102, A2 and South Circular via Woolwich Road (A206). The site is also accessible via the Woolwich Ferry and Blackwall Tunnel.

### Description

The New Lydenburg Commercial Estate is home to a mix of businesses ranging from manufacturing to storage solutions. The unit has a profile sheet metal roof over brick elevations, with a minimum eaves height of 2.8 metres. The units benefit from: loading doors, parking on the estate and single phase electricity. Internally the units benefit from LED lighting, kitchenettes and single WC.



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### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis:

Floor	Sq Ft	Sq M
Unit 11	778	72.28
Unit 13	460	42.73
Unit 15	460	42.73
Unit 20	460	42.73
Unit 22	460	42.73

### Terms

A new lease is available for a term to expire on 31st December 2025.

Rent on application.

### Service Charge

A service charge is payable for common and shared items, general upkeep and maintenance of the Estate.

Unit 11 - £981.80 / Unit 20 - £580.50  
 Unit 13 - £580.50 / Unit 22 - £580.50  
 Unit 15 - £580.50

### VAT

Unit 11 - EPC rating of D-98 / Unit 20 - EPC rating of E-D-98  
 Unit 13 - EPC rating of E-103 / Unit 22 - EPC rating of D-94  
 Unit 15 - EPC rating of D-91

### Location Map



### Business Rates

The current rateable value for each unit is as follows:

Unit 11 - £11,000 / Unit 20 - £6,700  
 Unit 13 - £6,700 / Unit 22 - £6,700  
 Unit 15 - £7,000

Businesses may be eligible for SBRR if the premises occupied is their only trading address. Interested parties are advised to contact Greenwich Council in regard to exact rates payable.

### Next steps...

For further details on these and many other available properties please contact:



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