

**UNIT 14 LYNDEAN INDUSTRIAL ESTATE, FELIXSTOWE ROAD,
ABBEEY WOOD, SE2 9SG
INDUSTRIAL/WAREHOUSE UNIT TO LET**



Location

Felixstowe Road is situated to the west of Harrow Manor Way (A2041) which links with the A2016 dual carriageway to the north. The estate is sign posted from Harrow Manor Way and accessed by turning into Overton Road at the BP petrol station then turning right into Sedgemere Road and following this under the flyover into Felixstowe Road. Abbey Wood mainline station is only a short walk from the estate providing regular services to Canon Street, Charing Cross, Gillingham, Lewisham and Greenwich.

Description

The estate offers a range of terraced industrial / warehouse units incorporating ancillary first floor office accommodation. Access is gained via full height loading doors with separate personal entrances. The minimum clear height is 4.77m.

The first floor accommodation provides 2 small office units and a kitchen, and WC facilities are available on both ground and first floor levels. Externally there are loading and parking facilities.

Accommodation

The property has the following approximate gross internal areas:

Warehouse	3,460 sq. ft.	321.43 sq. m.
First Floor Offices	836 sq. ft.	77.65 sq. m.
Total	4,296 sq. ft.	399.08 sq. m.

Terms

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

Please note there is a landlord only rolling redevelopment break at the anniversary of the 2nd year, subject to 12 months prior written notice.

Rates

The property is entered in the 2017 rating list with a rateable value of £23,250 Interested parties should contact the local authority to confirm the rates payable.

Planning

We assume the premises benefit from B1 and B8 use. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rent

£42,960 per annum exclusive.

Service charge

Upon application.

Legal Costs

Each party to pay their own legal fees.

VAT

Please note that VAT will not be chargeable.

EPC

The property has an energy rating of "C". The full EPC is available to download at www.hindwoods.co.uk

Viewing

Strictly by prior arrangement with sole agents Hindwoods 0208 858 9303

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