

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

Flexible industrial / warehouse units from 778 sq ft to 1,088 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 unit benefits from: loading doors, parking on the estate and single phase electricity. Internally the unit benefits from LED lighting, kitchenettes and single WC.



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

Accommodation

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

Floor	Sq Ft	Sq M
Unit 1 & 2 (UNDER OFFER)	1,088	101.08
Unit 5	937	87.05
Unit 31 (UNDER OFFER)	778	72.28

Terms

A new lease is available for a term to expire on 31st December 2024. Rents are per year, and are exclusive of VAT which will be payable at the prevailing rate.

Units 1 & 2 - £20,000

Unit 5 - £18,750

Unit 31 - £15,560

Service Charge

A service charge is payable for common and shared items, general upkeep and maintenance of the Estate. VAT will be payable at the prevailing rate.

Units 1 & 2 - £1,485.14

Unit 5 - £1,266.65

Unit 31 - £1,051.71

VAT

VAT is payable at the prevailing rate on the rent and service charge.

Location Map



Business Rates

The current rateable value for each unit is as follows:

Unit 1 & 2 - £11,056

Unit 5 - £8,979

Unit 31 - £7,644

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.

Energy performance certificate

Units 1&2 - E-121

Unit 31 - D-87

Unit 5 - an Energy Performance Certificate (EPC) has been requested and will be available shortly.

Next steps...

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



Will Thomson

020 3141 3625

w.thomson@glenny.co.uk



Andy Hughes

020 3141 3622

a.hughes@glenny.co.uk

South East London and Kent Office

Call: 020 8304 4911

21 Bourne Road, Bexley

Kent, DA5 1LW

04-Jun-2021

AK011001