

INDUSTRIAL

**BUSINESS
SPACE
AGENCY****TO LET**

UNIT 13, LYNDEAN INDUSTRIAL ESTATE, FELIXSTOWE ROAD, ABBEY WOOD SE2 9SG

AN INDUSTRIAL UNIT OF 4,851 SQ FT WITH FIRST FLOOR OFFICES

- EAVES HEIGHT MINIMUM 4.42M
- LOADING AND PARKING FACILITIES
- ROLLER SHUTTER DOOR
- THREE PHASE POWER
- WC FACILITIES (GROUND AND FIRST FLOOR)

LOCATION

The Lyndeian Industrial Estate is situated on the north side of Felixstowe Road. Abbey Wood station is close by which provides a regular service to and from London and the new Crossrail station which is due to open shortly. The Woolwich Ferry, Blackwall Tunnel and A2 are accessible via the A206. The M25 is situated within 8 miles to the east.

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.

Externally there are loading and parking facilities.



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ACCOMMODATION

The unit has the following gross internal area:

| FLOOR | SQ FT | SQ M |
|----------------------|--------------|---------------|
| UNIT 13 | | |
| Warehouse and office | 4,851 | 450.67 |
| TOTAL | 4,851 | 450.67 |

TERMS

A new full repairing and insuring lease for a term to be agreed incorporating a mutual 2 year break clause. All lettings to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 II (as amended).

RENT

Rent is £41,250 per annum exclusive.

RATEABLE VALUE

The property is assessed for business rate as detailed below:

Unit 13 Warehouse & premises £26,000

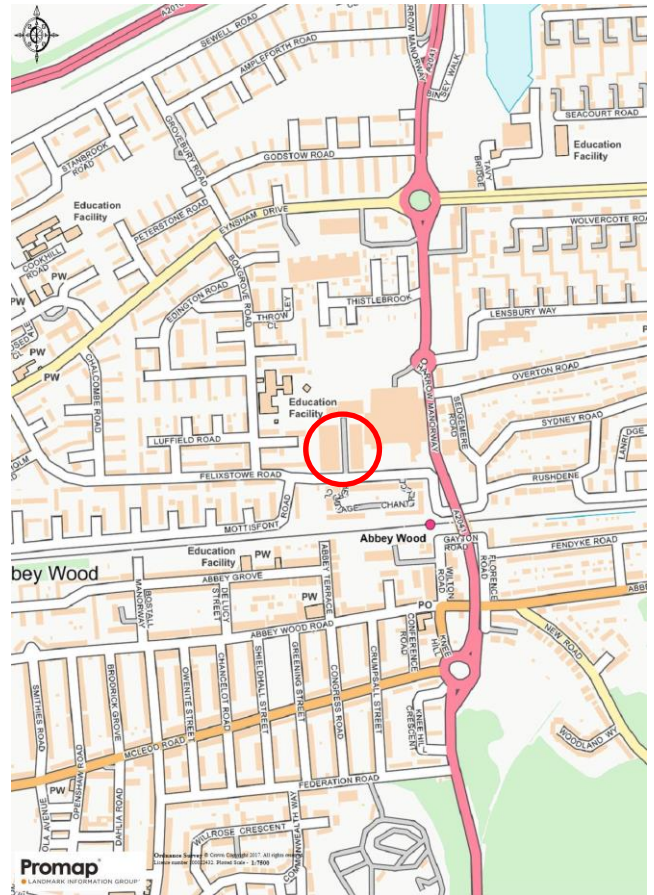
Interested parties are advised to contact London Borough of Greenwich in regards to confirmation of exact rates payable.

SERVICE CHARGE

We are advised that there is an annual service charge for the estate – more information is available upon request.

VAT

VAT is applicable on both rent and service charge.



ENERGY PERFORMANCE CERTIFICATE

Unit 13 0960-4908-0327-8880-8040 E -104

CONTACT

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

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