



Hither Green Test Station, 42-44 Ennersdale Rd, London SE13 6JD

FOR SALE: RARELY AVAILABLE FREEHOLD BUSINESS FACILITY OR DEVELOPMENT OPPORTUNITY ON SELF CONTAINED SITE.

NEWMARK



Summary



Centrally located site with excellent road access



Rarely available Freehold site



Redevelopment opportunity within a mixed South East London industrial area







Of interest to developers, investors, and owner occupiers



Offers for the freehold are invited on both an unconditional (preferred) or conditional (subject to planning) basis for the freehold.



TITLE PLAN

-  Main demise
-  Long leasehold to Arlington Housing Association
-  Mast lease area EE Hutchinson
-  Site with vacant possession

LOCATION

The Property is located on the northern side of Hither Green, located on Ennersdale Road. This area is characterised by a mixture of commercial occupiers from small manufacturers to residential developments. Public transport connections include a numerous bus stops along the nearby Hither Green Lane and the nearest train station is Hither Green station, located approximately 0.3 miles east of the Property.

DESCRIPTION

The freehold site totals 3.61 acres, which includes a vacant position yard and building, plus separate building held under a long leasehold. The site with vacant possession comprises a single storey industrial unit totalling 1,722.65 sq ft GIA. This site has a wraparound tarmacked yard including 25 parking spaces, which is secured via palisade fencing and concrete blocks. The vacant property comprises of a standalone self-contained single storey building with two pedestrian entrances. It comprises of office accommodation with a meeting room and reception area. It also features a kitchenette with individual WCs and two accessible WCs.

DISTANCE FROM (MILES)

Hither Green Station	0.3 miles
A20	0.5 miles
Lewisham	0.7 miles
A205	0.8 miles



EPC

Available upon request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Local Council

VAT

We understand that the site is not elected for VAT.

TENANCY/TITLE

The total site area of the freehold title is 3.61 acres. The vacant site totals 1.14 acres with a 1,722.65 sq. ft property. The freehold title includes 2 wayleaves, and 2 leases which are outlined in a table below.

TENANT	TERM	INCOME	SIZE – IN ACRES
Arlington Housing Association	999 years from 21.03.1995	Peppercorn	2.47
EE and Hutchinson Limited 3G UK Limited	10 years from 01.07.2021	£750 per annum	Within vacant site please see overleaf

For further information please get in contact.

TERMS

The freehold interest is available.

FREEHOLD PRICE

Offers are invited on both an unconditional (preferred) or conditional (subject to planning) basis for the Freehold interest. The vendor is not obliged to accept the highest offer or any other offer received.

OVERAGE

Overage requirement applicable, further details within Bid Proforma.

SALES PROCESS

Viewing days will be undertaken solely with the marketing agents. Interested parties are not to view the site without being accompanied. Each party is to be responsible for their own legal costs incurred in the transaction. In addition, if the sale is abortive, the purchaser will pay the vendors 'reasonable' abortive costs.

METHOD OF SALE

The site is offered for sale by informal tender on either an unconditional or conditional (subject to planning) basis. Unconditional offers are preferred. Please note the vendor will not be obliged to accept the highest or any other offer received.

PLANNING

Available upon request.

CONTACTS

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