

**UNIT 11 LYNDEAN INDUSTRIAL ESTATE, FELIXSTOWE ROAD,  
ABBAY 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.

Abbey Wood Cross Rail Station which will open for Southeastern passengers in October 2017. From December 2018, Elizabeth line trains will allow passengers to travel right through central London to Paddington. From December 2019, when the full route opens, an Elizabeth line service every five minutes will allow passengers to catch one train right through central London to Paddington, Heathrow or Reading in the west with Canary Wharf 10 minutes, and Bond Street 19 minutes.

**Description**

The estate offers a range of terraced industrial / warehouse units of portal frame construction with pitched roofs 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.

**Accommodation**

The property has the following approximate gross internal areas:

Warehouse	4,851 sq. ft.	450.67 sq. m.
<b>Total</b>	<b>4,851 sq. ft.</b>	<b>450.67 sq. m.</b>

**Terms**

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

**Rates**

The property is entered in the 2017 rating list with a rateable value of £28,500 Interested parties should contact the local authority to confirm the rates payable.

**Planning**

The property has recently been used for warehouse/industrial purposes. 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**

£41,250 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](http://www.hindwoods.co.uk)

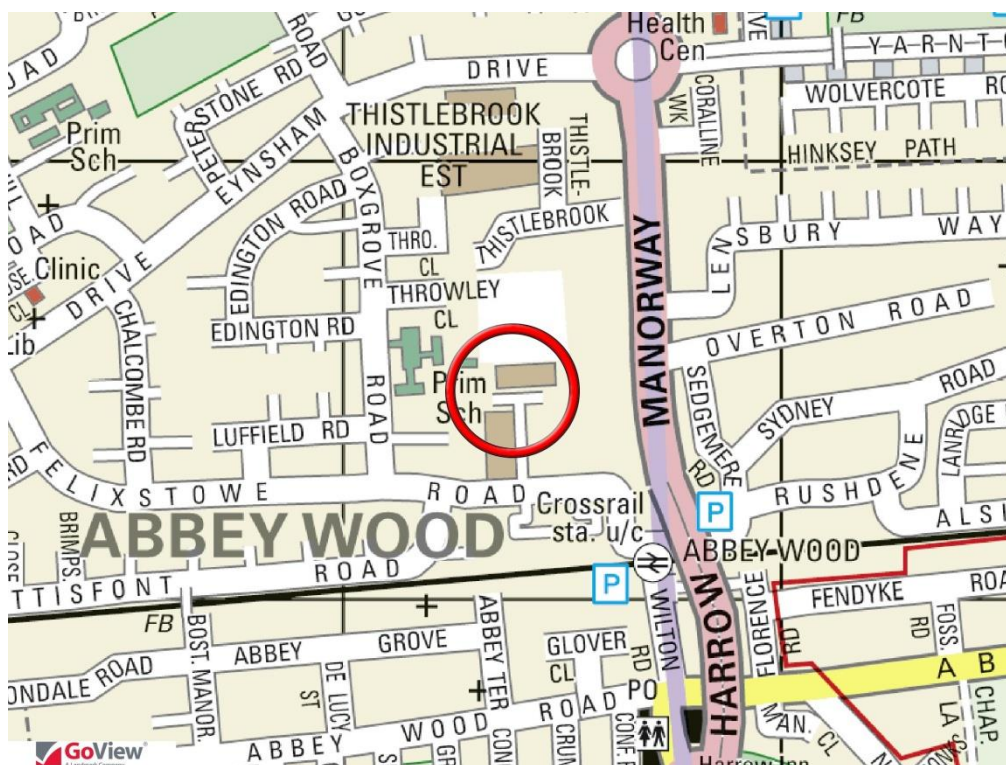
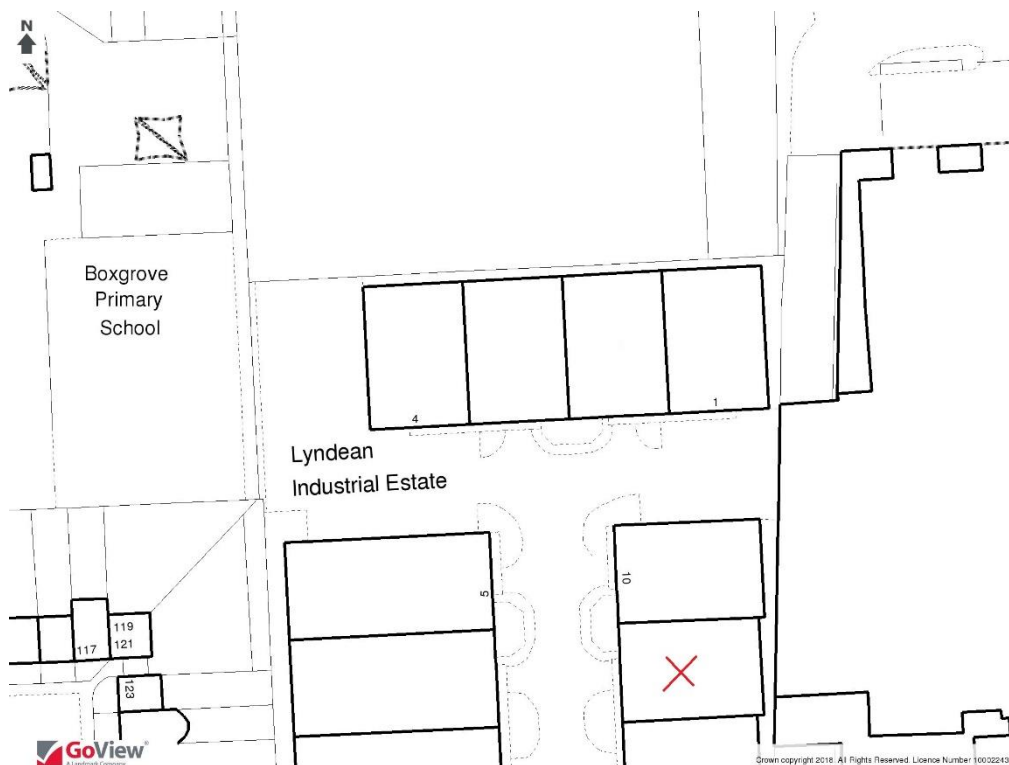
**Viewing**

Strictly by prior arrangement with sole agents Hindwoods

Charlene Nicholls: [c.nicholls@hindwoods.co.uk](mailto:c.nicholls@hindwoods.co.uk)

**Also at:**

Croydon



"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)".

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