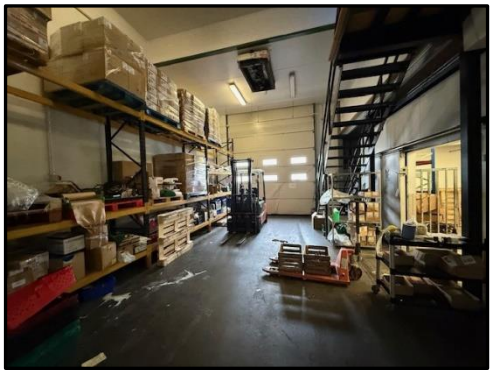
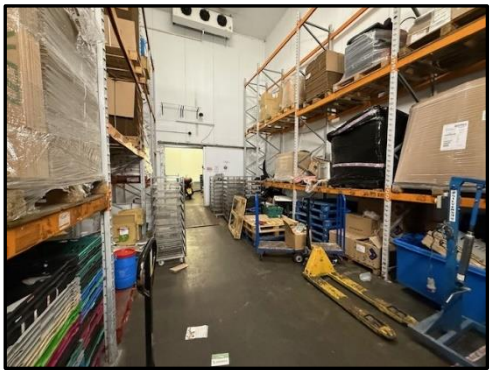
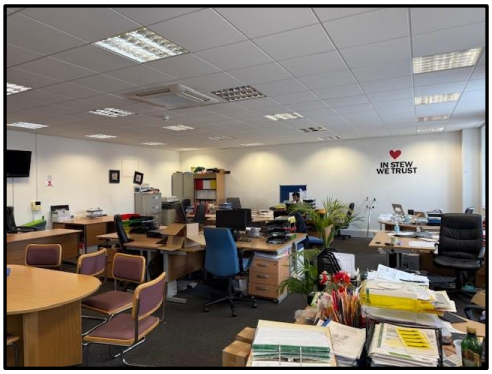
35.1 COBALT, WHITE HART AVENUE THAMESMEAD, LONDON SE28 0GU

*** PREMISES WITH EXTENSIVE FOOD PREP FIT OUT ***







MODERN INDUSTRIAL/WAREHOUSE UNIT
WITH EXTENSIVE FOOD PREP FIT OUT
8,293 SQ. FT. (770 M²)
PLUS SUBSTANTIAL MEZZANINE
3,836 SQ. FT. (356 M²)

FOR SALE / TO LET

WATSON DAY
CHARTERED SURVEYORS

01322 475940
watsonday.com

LOCATION

The property is located on the Cobalt Estate within White Hart Triangle, an established part of the West Thamesmead employment area. The adjacent A2016 provides direct access to Woolwich, the Blackwall Tunnel and Central London.

- City Airport – 5 miles
- Blackwall Tunnel – 6 miles
- Canary Wharf – 8 miles
- Tower Bridge – 11 miles
- M25, J1A – 12 miles

For location click line or copy & paste to your browser
https://w3w.co/heavy.occurs.rally

DESCRIPTION

The property comprises an end of terrace unit of steel portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- Extensive kitchen/food preparation fit out
- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors, minimum 35 KN per m²
- 3 phase (400 amp) power supply
- Insulated sectional warehouse door
- Cold storage area
- Significant food preparation fitout
- Separate male and female WCs
- Open plan air conditioned offices with suspended ceilings
- Kitchen/breakout room
- Large concrete forecourt
- Available now

ACCOMMODATION

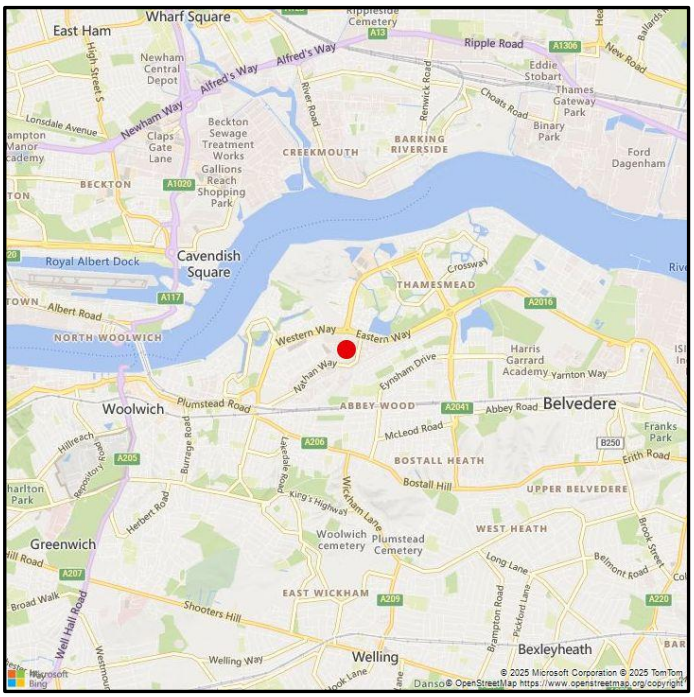
The property has the following gross internal areas:-

Ground Floor	6,985 sq. ft.	(648.96 m²)
First Floor	1,308 sq. ft.	(121.49 m²)
TOTAL	**8,293 sq. ft.**	**(770.45 m²)**
Mezzanine	3,836 sq. ft.	(356.36 m²)

TERMS

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

LOCATION PLAN



RENT

£15.50 per sq. ft. exclusive.

PRICE

A sale of the virtual freehold interest will be considered at offers in excess of £2,000,000.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent/purchase price.

ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are legally required to undertake full identity verification checks of all purchasers. In the event an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

SERVICE CHARGE

The occupier will make a contribution for the upkeep and maintenance of the estate.

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1) **All rents, prices or other charges given are exclusive of VAT;**
2) **Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;**
3) **These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;**
4) **No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property**

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BUSINESS RATES

Warehouse	Rateable Value	£90,000
Offices	Rateable Value	£4,550

Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

ENERGY PERFORMANCE CERTIFICATE

A new EPC has been commissioned and will be available shortly.

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the joint sole agents:-

WATSON DAY CHARTERED SURVEYORS
RICHARD TURNILL
01322 475940/07764 476915
richardturnill@watsonday.com

SAVILLS
NICK STEENS
07816 184193
nick.steens@savills.com

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