

Unit 14, Lyndean Industrial Estate, 141 Felixstowe Road, Abbey Wood, SE2 9SG

An industrial unit of 4,379 sq ft with first floor offices

- Eaves height minimum 5m / maximum eaves height 5.7m
- Loading and parking facilities
- Roller shutter door
- Three phase power
- WC facilities and tea point at first floor

Location

The Lyndean 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 large (4m) loading doors with separate personal entrances.

Externally there are loading and parking facilities.



Unit 14, Lyndean Industrial Estate, 141 Felixstowe Road, Abbey Wood, London SE2 9SG

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
Ground floor - warehouse	3,460	321.43
First floor - office	919	85.38
TOTAL	4,379	406.81

Terms

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

Rent

Rent is £42,500 per annum exclusive.

Service Charge

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

VAT

VAT is not applicable on rent and the service charge.

Location Map



Business Rates

The property is assessed for business rates as detailed below:

Unit 14 Factory & premises £23,250

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

Energy performance certificate

We understand the property has an EPC rating of C-59.

Next steps...

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



Andy Hughes
020 3141 3622
 a.hughes@glenny.co.uk



Will Thomson
020 3141 3625
 w.thomson@glenny.co.uk

South East London and Kent Office
Call: 020 8304 4911
21 Bourne Road, Bexley
Kent, DA5 1LW

14-Dec-2021
 AK011040/1