

**UNIT 4 KINGSIDE BUSINESS PARK, RUSTON ROAD, WOOLWICH,
LONDON SE18 5BX
TO LET**



**WAREHOUSE/INDUSTRIAL UNIT
APPROX 498.20 SQ. M. (5,362 SQ. FT.)
RENT: UPON APPLICATION**

Location

Kingside Business Park is located to the north of Woolwich Church Street (A206) immediately behind the landmark chimney. The business park is accessed via Ruston Road.

The location enjoys excellent access to the A102 (Blackwall Tunnel Approach Road), A205 (South Circular Road) and Woolwich Ferry which are 2.5 miles and 1 mile to the west respectively.

Woolwich Dockyard mainline station is located within walking distance and DLR services are available from Woolwich town centre.

Description

The property comprises a mid-terraced warehouse/industrial unit of steel portal frame construction with brick and block work to approximately 2.25 metres with steel profiled cladding above and a steel clad roof incorporating translucent light panels.

Loading is via a sectional up and over door and there are also two pedestrian doors. The main warehouse/industrial area benefits from sodium downlighters. There is a three-phase electric power supply and the unit also benefits from a two tonne travelling crane. The height to underside of haunch is 6.5 metres.

There are WC facilities for both the warehouse and office areas at ground floor and separate offices at first floor together with a mezzanine storage area.

To the front of the premises there is a yard area with four marked parking spaces.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

Kevin Bright:

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Accommodation

The property has the following approximate gross internal areas:

Ground Floor	363.17 sq. m.	3,909 sq. ft.
1 st Floor Offices	47.40 sq. m.	510 sq. ft.
Mezzanine	87.63 sq. m.	943 sq. ft.
Total	498.20 sq. m.	5,362 sq. ft.

Terms

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

Rates

The premises has been entered into the 2017 rating list with a rateable value of £39,750.

Planning

The premises have most recently been used for storage 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

£60,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable.

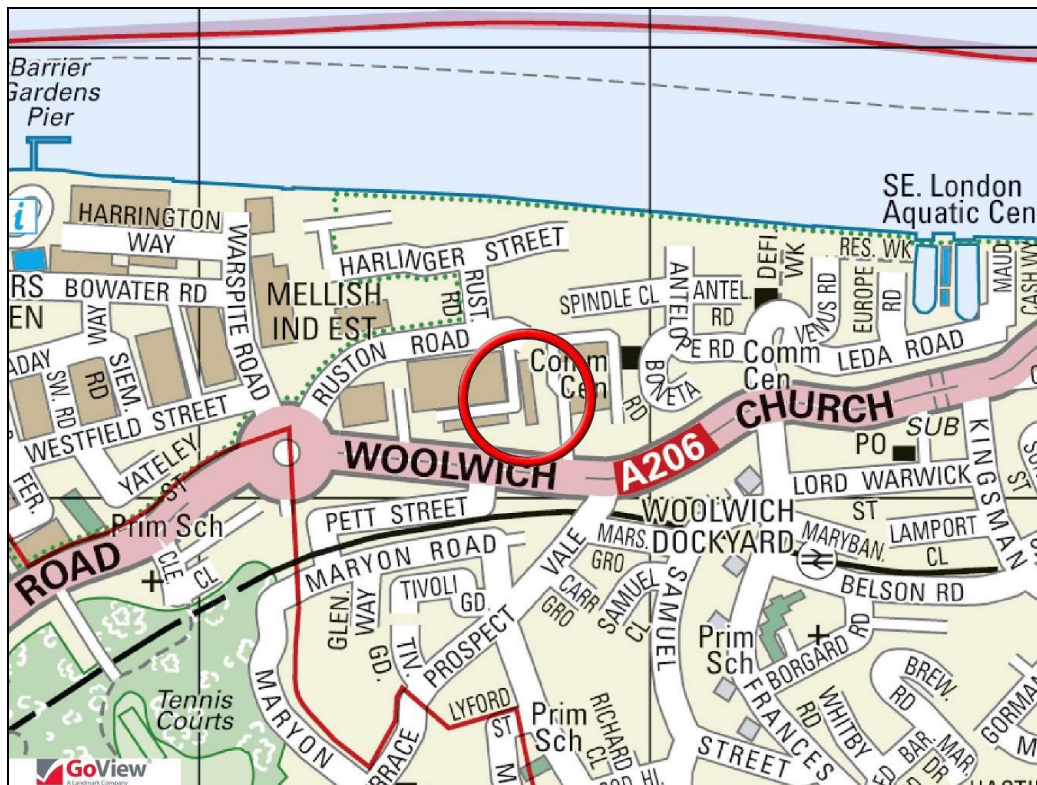
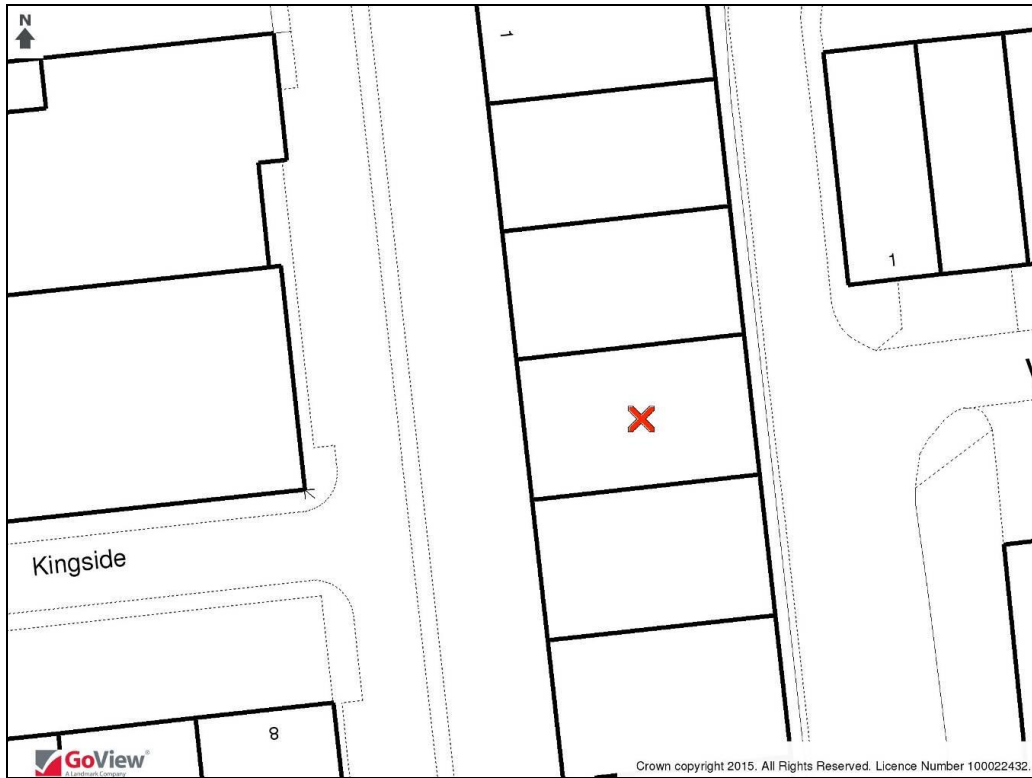
EPC

The unit currently has an energy rating of 'D'. The full EPC is available to download at www.hindwoods.co.uk

CG5384

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