

# TO LET

## INDUSTRIAL UNITS AVAILABLE

LYNDEAN INDUSTRIAL ESTATE, FELIXSTOWE ROAD ABBEY WOOD,  
LONDON, SE2 9SG

TOTAL AREA: 5,000 - 15,000 FT<sup>2</sup> (465 - 1,395 M<sup>2</sup>)



# LYNDEAN INDUSTRIAL ESTATE, FELIXSTOWE ROAD

## ABBEY WOOD, LONDON, SE2 9SG



Lyndean Industrial Estate is located to the west of Harrow Manor Way (A2041) and is accessed via Overton Road. Good railway connections are nearby with Abbey Wood Station (North Kent Line) just a short walk from the estate.

This provides regular services to London Bridge, London Cannon Street, London Charing Cross, Gillingham, Greenwich, Lewisham and Waterloo East. In regard to future Cross Rail connections, the station is planned to become a Cross Rail Station (Line 1). This will subsequently provide connections to Central London, Isle of Dogs and Heathrow.

### Description

Single storey industrial/warehouse units with first floor offices and good loading/parking facilities.

### Amenities

- Offices
- Roller shutter
- Eaves height of 14½ feet (4.42 m)
- Lighting
- Loading and parking facilities
- Telephone points
- Three phase electricity supply
- Gas blower heaters
- W.C. facilities

### Accommodation

Unit	ft <sup>2</sup>	m <sup>2</sup>	Rent PA
2	5,000	465	£35,000
3	5,000	465	£35,000
4	5,000	465	£35,000
<b>Total</b>	<b>15,000</b>	<b>1,395</b>	<b>£100,000</b>

Floor areas have been provided to us by the Landlord and have not been physically verified. Ingoing Tenants must satisfy themselves as to the Accuracy of areas.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

### Lease

A new lease is available, direct from the landlord, on a term to be agreed.

### Service Charge

£6,950 (£1.39 per sq ft)

### Business Rates

Royal Borough of Greenwich.

Interested parties are advised to make their own enquiries with the Local Authority.

### VAT

Rent and service charge are subject to VAT.

### EPC

Band – D77

### Legal Costs

Each party to bear their own legal costs in this transaction.

### Viewing

Strictly by appointment with:

Strettons  
Central House  
189-203 Hoe Street  
London  
E17 3SZ  
T: 020 8520 1918  
F: 020 8520 8022  
strettons.co.uk

### Paul Quy

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### Charlie Cook

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