

INDUSTRIAL

**BUSINESS
SPACE
AGENCY**



TO LET



Indicative Photo

UNITS 2, 3 & 4, LYNDEAN INDUSTRIAL ESTATE, FELIXSTOWE ROAD, ABBEY WOOD SE2 9SG

**THREE ADJOINING INDUSTRIAL
UNITS OF 5,007 SQ FT EACH WITH
FIRST FLOOR OFFICES (CAN BE
COMBINED IN SINGLE UNIT OF 15,021
SQ FT)**

- **EAVES HEIGHT MINIMUM 4.42M**
- **LOADING AND PARKING FACILITIES**
- **ROLLER SHUTTER DOOR**
- **THREE PHASE POWER**
- **WC FACILITIES (GROUND AND 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 Cross Rail 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 full height loading doors with separate personal entrances.

Units 2, 3, and 4 are available as separate units of 5,007 sq ft. Alternatively, they can be combined into one unit of 15,021 sq ft.

Externally there are loading and parking facilities and there is a secure yard approximately 8,400 sq ft.

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ACCOMMODATION

The unit has the following gross internal area:

| UNIT | SQ FT | SQ M |
|-----------------------|---------------|-----------------|
| UNIT 2 | | |
| Warehouse and office | 5,007 | 465.16 |
| UNIT 3 | | |
| Warehouse and office | 5,007 | 465.16 |
| UNIT 4 | | |
| Warehouse and office | 5,007 | 465.16 |
| COMBINED UNITS | 15,021 | 1,395.49 |

TERMS

A new full repairing and insuring lease for a term to be agreed incorporating a mutual 2 year break clause. Letting is 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 for each unit.

RATEABLE VALUE

The property is assessed for business rate as detailed below:

| | | |
|--------|----------------------|---------|
| Unit 2 | Warehouse & premises | £27,250 |
| Unit 3 | Factory & premises | £27,750 |
| Unit 4 | To be assessed | T.B.C. |

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

SERVICE CHARGE

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



VAT

VAT is applicable on both rent and service charge

ENERGY PERFORMANCE CERTIFICATE

| | | |
|--------|--------------------------|------|
| UNIT 2 | 0799-0185-3530-6900-1003 | D-77 |
| UNIT 3 | 0360-0030-8509-8524-5002 | D-77 |
| UNIT 4 | 0993-2043-0430-3300-2003 | D-77 |

CONTACT

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

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