

# INDUSTRIAL

BUSINESS  
SPACE  
AGENCY



TO LET



## UNIT 3B, CABLE DEPOT, WARSPITE ROAD, WOOLWICH, LONDON SE18 5NX

### WORKSHOP / STORAGE UNIT OF 330 SQ FT

- WORKSHOP WITH SHUTTER DOOR
- ESTABLISHED ESTATE
- GOOD CONNECTIONS VIA ROAD NETWORK AND PUBLIC TRANSPORT
- SINGLE PHASE POWER
- SHARED WC FACILITIES
- 12 MONTH LICENCE

### LOCATION

Cable Depot is situated on the eastern side of Warspite Road adjacent to the River Thames. Warspite Road is situated to the north of Woolwich Road (A206) which joins with the Blackwall Tunnel approach road (A102). The Woolwich Ferry is located approximately 0.5 to the east with Woolwich Town Centre approximately 0.75 miles. The nearest rail services are available from Woolwich Dockyard station, 0.5 miles, providing connections into Central London.

### DESCRIPTION

The property is a small light industrial unit suitable for use as storage or a workshop with a minimum eaves height of 2.7m. The unit is accessed off a communal yard, and benefits from a pedestrian and roller shutter door. No parking in front of the unit.

WELL PLACED

PROPERTY ADVISORS



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**WORKSHOP / STORAGE UNIT OF 330 SQ FT**

### ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis as follows:-

| FLOOR          | SQ FT      | SQ M         |
|----------------|------------|--------------|
| <b>UNIT 3B</b> |            |              |
| Ground Floor   | 330        | 30.63        |
| <b>TOTAL</b>   | <b>330</b> | <b>30.63</b> |

### TERMS

The accommodation is available upon the basis of a new full repairing and insuring licence for 12 months at a commencing rental of £550 per month - £6,600 per annum exclusive.

### RATEABLE VALUE

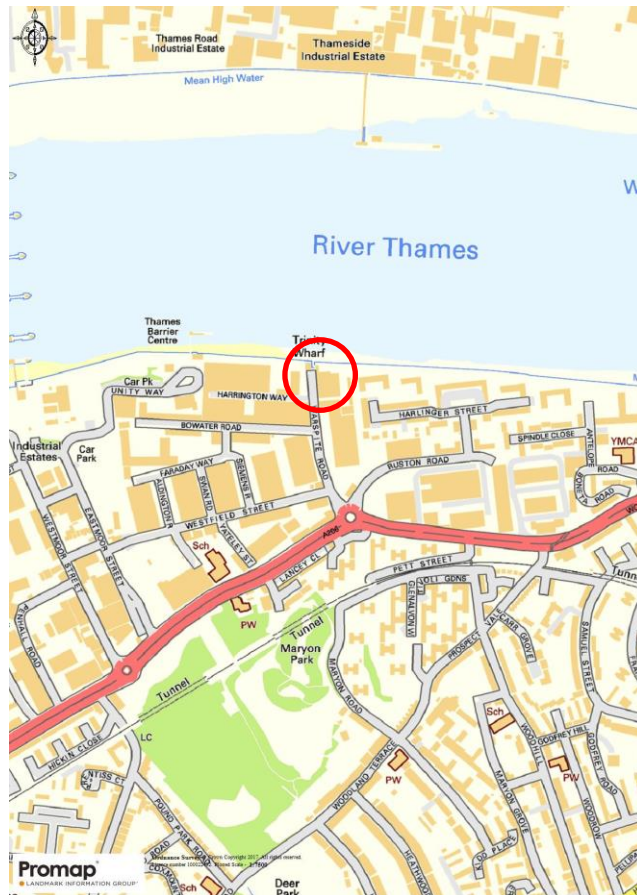
The premises are yet to be assessed but it is expected that it will be at a level that if this is your only premises, full small business rates relief may be available. Interested parties are advised to contact Greenwich Council for verification of rates payable.

### SERVICE CHARGE

Details upon request.

### VAT

Please note that VAT will be chargeable.



### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

## CONTACT

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



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