

Unit 8, Kingside Business Park, Ruston Road, Woolwich, London SE18 5BX

Warehouse/storage unit of 5,263 sq ft including ground and first floor office space of 1,447 sq ft

- 7.5m eaves warehouse with electric roller shutter door
- 3 phase power & gas
- 4 designated parking spaces plus further loading area
- WC & kitchenette / fully carpeted offices

Location

Kingside Business Park is located to the north of Woolwich Church Street (A206) and is accessed via Ruston Road from the junction with Woolwich Road. The A102(m) Blackwall Tunnel southern approach is approx. 1¼ miles to the west whilst the Woolwich Ferry is approx. ½ mile to the east. Woolwich Dockyard mainline station is located within walking distance of the business park and provides a regular service to Central London and Kent, with Crossrail services from Woolwich (not yet commenced).

Description

The property comprises a modern end of terrace warehouse / light industrial warehouse and office space of steel portal frame construction with an electrically operated loading door with separate pedestrian access to the reception area and first floor office accommodation.

The first floor offices are self-contained and benefit from suspended ceilings, with recessed lights, carpet false floor, double glazed windows and central heating.



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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
Warehouse	3,187	296.07
Ground Floor Office	610	56.67
First Floor Office	836	77.66
TOTAL	5,263	488.93

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed, at a rent of £71,000 per annum exclusive.

The property is also available freehold. Price on application.

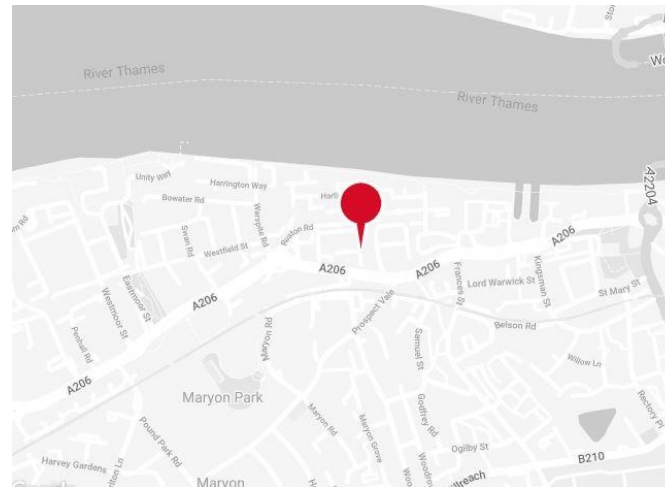
Service Charge

A service charge will be levied for common and shared items. The tenant will be responsible for fair and due proportion and is subject to annual reconciliation. The current apportionment is £1,666.08 per annum.

VAT

VAT is payable on both rental/price and service charge payments.

Location Map



Business Rates

The property has a rateable value as entered in the 2017 list of:

Warehouse and Premises £46,250.

Interested parties are advised to contact the London Borough of Greenwich for verification of rates payable.

Energy performance certificate

We understand the property has an EPC rating of C-64.

Next steps...

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



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