

4th FLOOR, 17 BOWATER ROAD, WESTMINSTER INDUSTRIAL ESTATE, LONDON, SE18 5TF TO LET



Location

Westminster Industrial Estate is situated on the Woolwich Road (A206) at its junction with Warspite Road and accessed from Westfield Street. The Estate is occupied by a wide variety of companies including logistics, manufacturing and design & production.

The Estate benefits from 24 hr manned security, an estate manager and CCTV. There is also ample onsite parking. Located 0.7 miles (14 minutes walking distance) from Woolwich Dockyard, which provides services to London Bridge and London Cannon Street. Woolwich DLR station provides services to London City Airport and Canary Wharf with Crossrail due in 2018.

Description

The property is situated on the 4th floor of a multi storey building and comprises secure accommodation within an established industrial estate. The space benefits from lift access. Once refurbished the space shall benefit from, double glazing, ceiling mounted strip lights, electric heating, kitchenette, and male and female W/Cs to the rear.

Accommodation

The property has the following approximate gross internal areas:

Total Accommodation: 271.4 sq. m. (2920 sq. ft.)

Terms

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

Planning

The property has been used for B1 purposes; however the incoming tenant must make their own enquiries to the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rent

£29,000 per annum exclusive.

Service charge

Full details available upon request.

Legal Costs

Each party to pay their own legal fees.

VAT

Please note that VAT will be chargeable.

Rates

The property is entered in the 2017 rating list with a rateable value of £2,450 Interested parties should contact the local authority to confirm rates payable.

EPC

The unit currently has an energy rating of 'E'.

Viewing

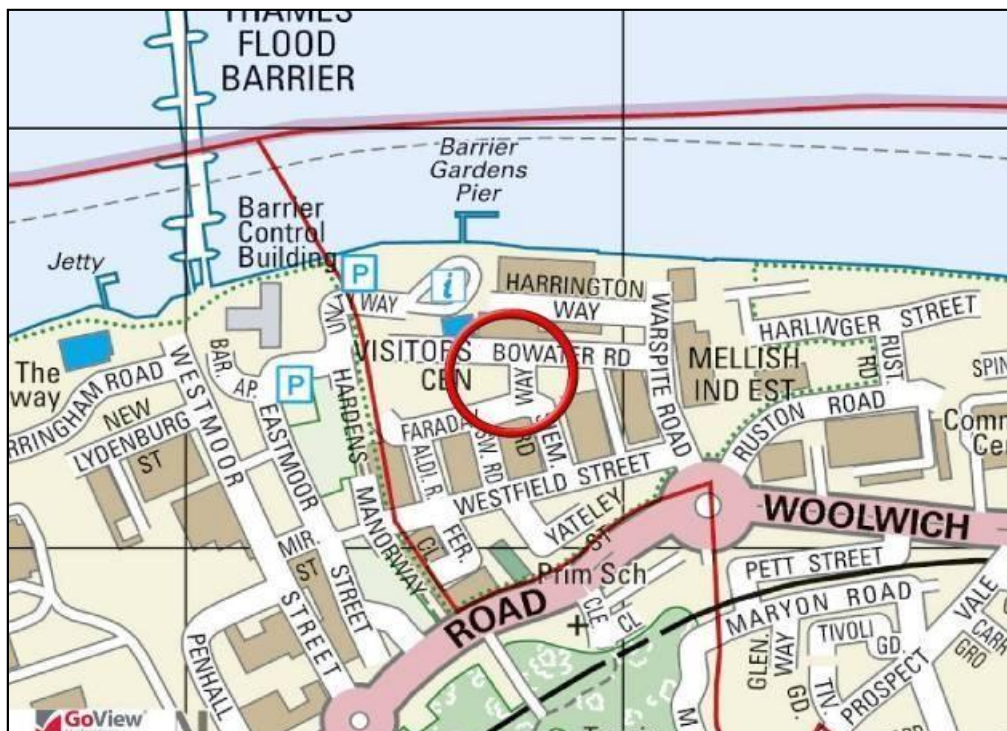
Strictly by prior arrangement with sole agents: Hindwoods
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