

**UNIT 210 WESTFIELD STREET, WESTMINSTER INDUSTRIAL ESTATE,
WOOLWICH, LONDON SE18 5TT
TO LET**



380.15 sq m (4,092 sq ft)
£57,300 PER ANNUM EXCLUSIVE

Location

Westminster Industrial Estate is a major commercial estate situated immediately to the north of the Woolwich Road (A206) dual carriageway close to its junction with Warspite Road.

The location therefore enjoys excellent access to the A102(M) Blackwall Tunnel approach road and A205 South Circular which are 2.5 and 1 mile to the west respectively. The Woolwich Ferry is within a 2 minute drive and mainline and DLR stations are available, with Crossrail expected in 2022.

The estate benefits from 24hr manned security an Estate Manager and CCTV.

Description

The property comprises of a mid terrace industrial unit arranged as a ground floor warehouse with first floor offices. The warehouse has a minimum clear height of 3.78m and an eaves height of 4.83m, and benefits from concrete flooring and 3 phase electricity. WC facilities are available at ground and half landing levels.

The unit is accessed via a single pedestrian entrance and loading is via electric roller shutter doors. The premises benefits from parking for 2 vehicles, and additional visitor car parking nearby.

Rent

£57,300 per annum exclusive.

Accommodation

The property has the following approximate gross internal areas:

Ground floor:	275.73 sq m (2,968 sq ft)
First Floor:	104.42 sq m (1,124 sq ft)

Total: 380.15 sq m (4,092 sq ft)

Terms

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

Service charge

To be confirmed

Rates

To be assessed.

Planning

We understand the property benefits from B1 & B8 Use. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

VAT & Legal Costs

Please note that VAT will be chargeable. Each party to pay their own legal fees.

Also at:

Croydon
East Dulwich

EPC

An EPC has been commissioned.

CG5882

Viewing

Strictly by prior arrangement with joint agents:

Charlene Nicholls

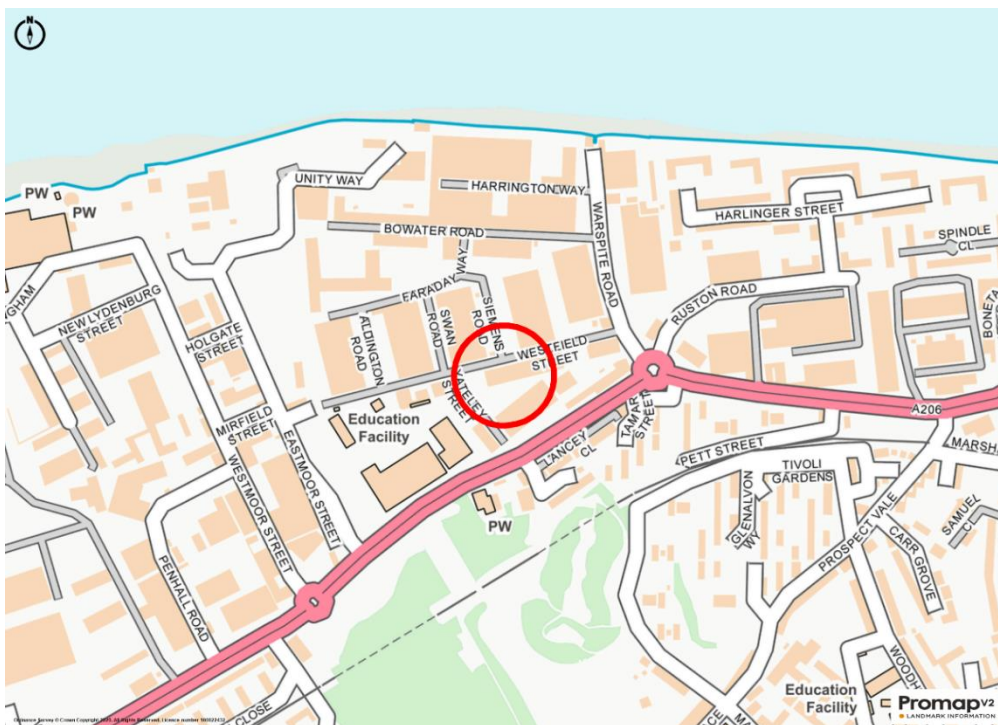
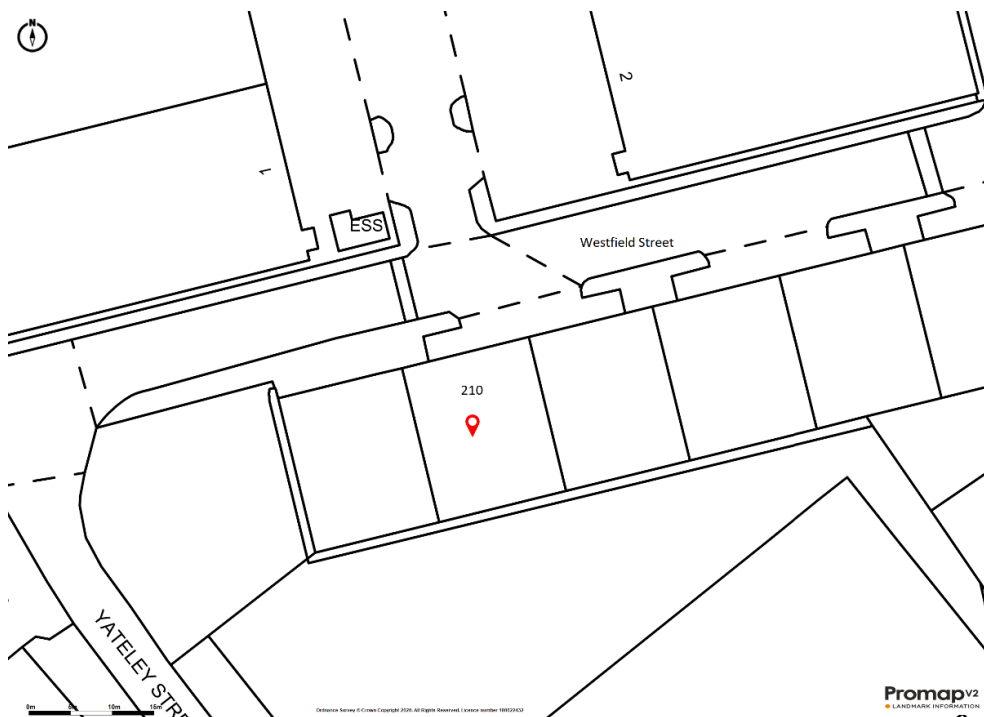
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"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasebusinesspremises.co.uk".

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