

TO LET

Dobbin & Sullivan
Chartered Surveyors, Est 1991

UNITS 16 & 22 GREENSHIELDS INDUSTRIAL ESTATE, LONDON, E16 2AU

828 to 2,390 sq ft (up to 222.04 sq m)



- CLOSE TO CITY AIRPORT
- ECONOMICAL RENT
- GOOD TRANSPORT LINKS
- COMMUNAL PARKING

Chartered Surveyors
& Commercial Property
Consultants

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Summary

Two small industrial units within Greenshields Estate.

Location

Greenshields Industrial Estate is located south of Royal Victoria Docks, just off Silvertown Way/North Woolwich Road (A1020) on Bradfield Road and Knights Road. It is approximately 200 metres away from West Silvertown DLR station providing access to City Airport (1.5km away) and Stratford via Canning Town on the new DLR link within 10 minutes. Also in the area is Thames Barrier Park which offers open park land with a café overlooking the Thames Barrier and Greenwich, south of the river.

Availability

Description	Size	Rent	Service Charge
Unit 22	828 sq ft	£11,500 per annum exclusive	£0.50 per sq ft
Unit 16	1,562 sq ft	£19,500 per annum exclusive	£0.50 per sq ft

Description

The two units available both have full height manual roller shutter doors, roof lights, 3 phase power, gas supply, single WCs and concrete flooring. Unit 22 has maximum eaves of 4.38 whereas unit 16 has maximum of 5.34 metres.

Unit 16 has halogen lighting and the property is alarmed, there is also a small partitioned office space near the front of the unit.

Lease

A new full repairing lease subject to a break clause on the third anniversary of the term subject to 6 months prior written notice.

Legal Costs

The incoming tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent subject to a minimum fee of £1250 +VAT and are payable upon completion. An undertaking for legal costs will be required before the superior landlords solicitors will issue draft lease documentation.

Viewing

Strictly by appointment through the sole agent

Rent

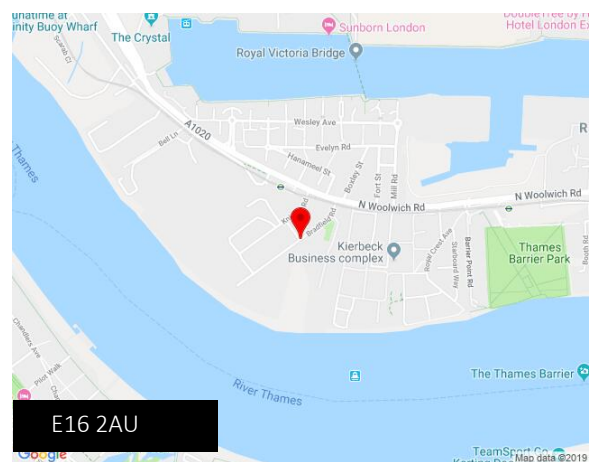
From £11,500 per annum exclusive

Business Rates

Available on Request

Energy Performance Rating

Available on request



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