

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY****TO LET**

## UNIT 2 VIP INDUSTRIAL PARK, ANCHOR AND HOPE LANE, CHARLTON, LONDON SE7 7TE

### **BASIC INDUSTRIAL UNIT OF 1,113 SQ FT - SHORT TERM LET**

- ROLLER SHUTTER DOOR
- 3.2M EAVES
- FLUORESCENT LIGHTS
- CAR RELATED USES MAY BE CONSIDERED
- SHARED WC
- NEARBY OCCUPIERS INCLUDE:  
KWIK FIT / PLUMB CENTRE / SELCO AND  
MACRO
- SHORT TERM LETTING TO AUGUST 2020

### **LOCATION**

VIP Industrial Estate is located on the east side of Anchor and Hope Lane at its junction with Bugsbys Way. The location is popular with retail, trade counter and industrial occupiers. Blackwall Tunnel Approach Road (A102) is only 1/2 a mile to the west providing excellent access to London Docklands and the City. The Woolwich Ferry is conveniently situated a short distance to the East.

Rail services are provided from Charlton station providing regular services to London Bridge, Charing Cross, and Cannon Street, with North Greenwich Underground Station approximately 3 miles to the north west on the Jubilee Line providing access to Canary Wharf in 2 minutes, London Bridge in 9 minutes, and Bond Street in 20 minutes, as well as connecting to the Docklands Light Railway network.

### **DESCRIPTION**

The Property comprises a basic brick built single storey industrial unit with power, lighting, and a roller shutter door. There is a communal WC on the site.

**WELL PLACED****PROPERTY ADVISORS**

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#### ACCOMMODATION

FLOOR	SQ FT	SQ M
<b>UNIT 2</b>		
Warehouse	1,113	103.43
<b>TOTAL</b>	<b>1,113</b>	<b>103.43</b>

#### TERMS

The property is available on a short term licence for a term expiring August 2020.

Offers are invited in the region of £11,130 per annum exclusive.

#### RATEABLE VALUE

We understand the property has a rateable value of £7,700. Interested parties are advised to speak to Royal Borough of Greenwich for advice on exact rates payable.

#### SERVICE CHARGE

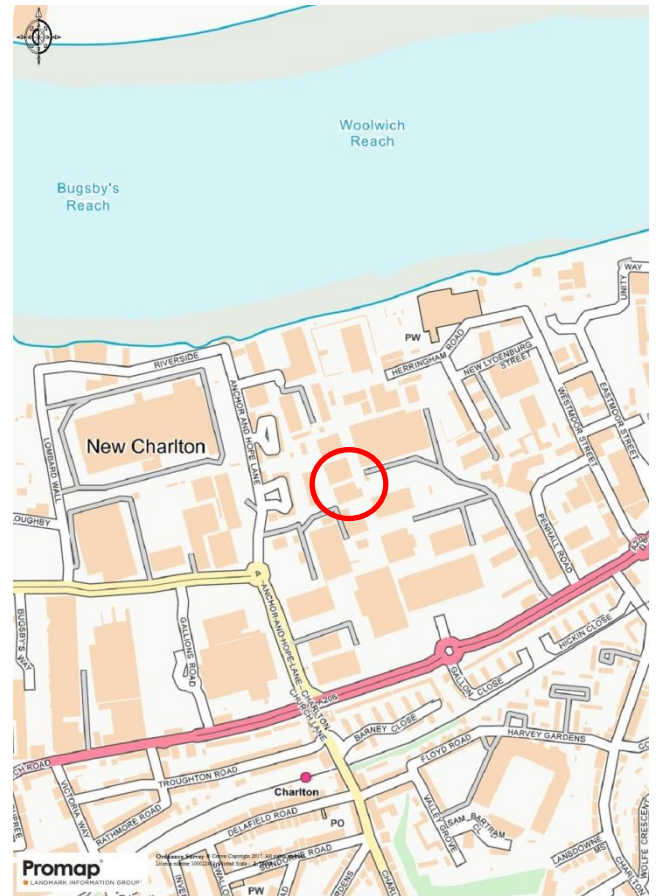
Service charge is payable for maintenance of common parts.

#### VAT

All rents and service charges are subject to VAT at the prevailing rate.

#### PLANNING

The unit is suitable for B1a, B2 or B8 use and the landlords will consider car related use in the unit. However the incoming tenant should make their own enquiries of the Planning Department at Royal Borough of Greenwich to ensure their proposed use is permissible prior to entering into any form of contract.



#### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested and will be made available.

#### LEGAL COSTS

Each party to pay their own legal costs.

## CONTACT

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



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