

6B JOYCE DAWSON WAY, THAMESMEAD, LONDON SE28 8RA



TO LET 1,410.3 SQ. M (15,181 SQFT)

Location

The property is located towards the rear of Joyce Dawson Way Shopping Centre; with nearby occupiers comprising a mix of cafes and shops including The Cutty Sark Pub, Iceland, Poundland, Pizza Hut, Superdrug and Morrisons.

The centre has a large car parking area which provides free short-stay parking, and is well served by local bus routes.

Description

The property comprises a ground floor retail unit with previous use as a children's soft play centre. Internally the property is arranged as an open plan retail area, with WC facilities, staff room, kitchen, and storage to the rear. There is also mezzanine with ancillary storage space.

The property benefits from electric security shutters, gas heating, profile steel roof with light panels, strip lighting, and additional rear access.

Accommodation

The property has the following approximate Net Internal Area areas:

Ground Floor	1,337.5 sq m (14,397sq ft)
First Floor	72.8 sq m (784 sq ft)
W/C	
Total Floor Area	1,410.3 sq m (15,181 sq ft)

Rates

The property is entered in the 2017 rating list with a rateable value of £67,000.

Planning

6B Joyce Dawson Way benefits from D1 planning consent. However, the incoming 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.

Rent

£80,000 per annum inclusive of service charge.

Legal Costs

Each party will pay their own legal fees.

VAT

VAT is chargeable on this property.

EPC

This property has an energy rating of 'C'. The full EPC is available to download at www.hindwoods.co.uk

Terms

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

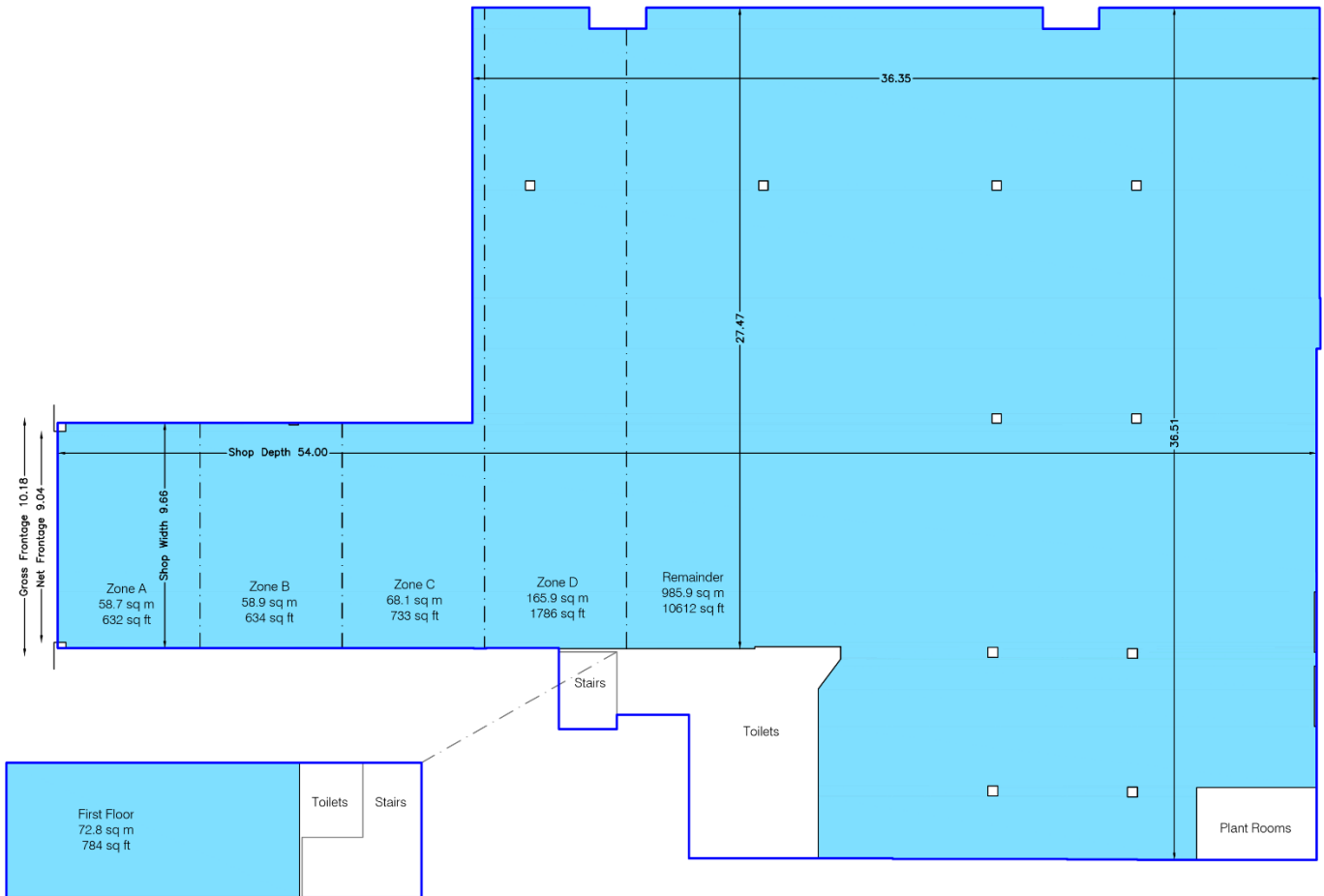
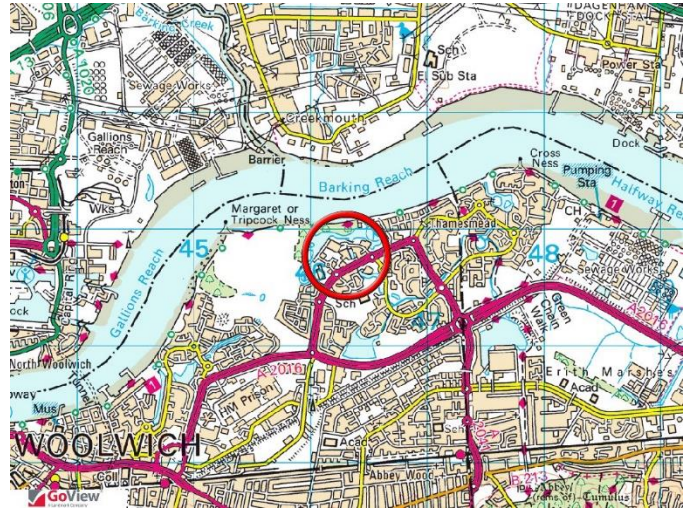
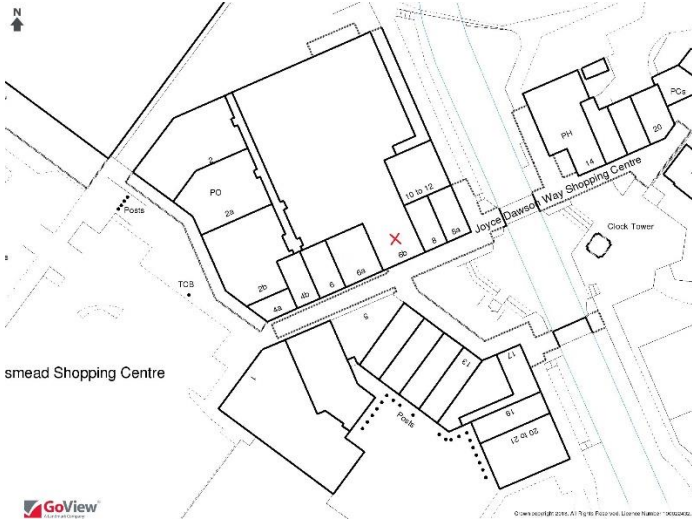
Viewing

Strictly by prior arrangement with sole agents Hindwoods Charlene Nicholls: c.nicholls@hindwoods.co.uk

CG5812

Also at:

Croydon
East Dulwich



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