

**65.5 SIENNA, WHITE HART AVENUE, WHITE HART TRIANGLE  
LONDON, SE28 0GU**



**HIGH QUALITY MODERN INDUSTRIAL/WAREHOUSE UNIT  
TO LET**

**706.13 SQ. M (7601 SQ. FT.)**

**Also at:**

Croydon  
East Dulwich

## Location

White Hart Triangle is situated approximately 10 miles to the south east of Central London and approximately 7 miles to the west of junction 1a of the M25.

The development is situated on the south side of Eastern Way (A2016) at its junction with White Hart Avenue. Thamesmead Shopping Centre and its extensive facilities are situated approximately 1 mile to the north.

The business park is therefore well situated for all major routes with the Blackwall Tunnel and Greenwich Peninsula approximately 7 miles to the west whilst the M25 and Dartford Crossing are approximately 8.5 miles to the east.

## Description

The property comprises an end of terrace warehouse of steel portal frame construction with fully fitted first floor offices plus extensive yard and parking to the front.

Loading to the warehouse is via a sectional overhead loading door. The warehouse area has three phase electricity and a gas supply. The height to underside of haunch is 7m (23 ft).

The first-floor offices benefit from double glazed windows, carpeting and a partitioned kitchen.

## Accommodation

The property has the following approximate gross internal area:

Ground Floor:	594.14 sq. m. (6395 sq. ft.)
First Floor:	112.00 sq. m. (1206 sq. ft.)
<b>Total:</b>	<b>706.13 sq. m. (7601 sq. ft.)</b>

## Rates

The property is entered in the 2017 rating list with a rateable value of £61,500.

## Planning

B1, B2 & B8 uses are permitted.

## Terms

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

## Rent

£98,800 per annum exclusive

## Service Charge

Full details available upon application.

## EPC

The property has an energy rating of "C". The full EPC is available to download at [www.hindwoods.co.uk](http://www.hindwoods.co.uk)

## Legal Costs

Each party will pay their own legal fees.

## VAT

Please note that VAT will be chargeable.

## Viewing

Strictly by prior arrangement with joint sole agents Hindwoods

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07912 270092

**Kevin Bright:** [k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)  
07720 407088

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