

TO LET

UNIT 15 GREENSHIELDS INDUSTRIAL ESTATE, LONDON, E16 2AU

1,557 sq ft (up to 144.65 sq m)



- FULL HEIGHT LOADING DOOR
- MEZZANINE OFFICE AND STORAGE SPACE
- MAX EAVES OF OVER 5 METERS
- COMMUNAL PARKING

Chartered Surveyors
& Commercial Property
Consultants

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Summary

SINGLE WAREHOUSE UNIT WITH SMALL MEZZANINE AREA

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. 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. By road the property is 1 mile from the A13 providing links into Essex and Central London.



Availability

| Floor / Unit | Description | Size | Availability |
|--------------|--------------|-------------|--------------|
| G | Ground Floor | 1,557 sq ft | Available |
| M | Mezzanine | 430 sq ft | Available |

Description

The estate comprises 24 separate self-contained units accessed via Knights Road. Managed and maintained by Newham Council these units provide good industrial space close to the city of London. Service charges are payable for maintenance to the communal parts. The unit provides a WC, shutter loading doors, pedestrian entrance, a small office and a large open plan warehouse area. There is a small office space on the mezzanine level as well as additional storage space.

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 ingoing tenant is to be responsible for the landlord's agents and legal fees. Agents fees are charged at 10% of one year's rent subject to a minimum fee of £1500 +VAT. An undertaking for legal costs will be required before the landlord's solicitors will issue draft lease documentation.

Viewing

Strictly by appointment only through the sole agent.

Rent

£21,500 per annum exclusive

Business Rates

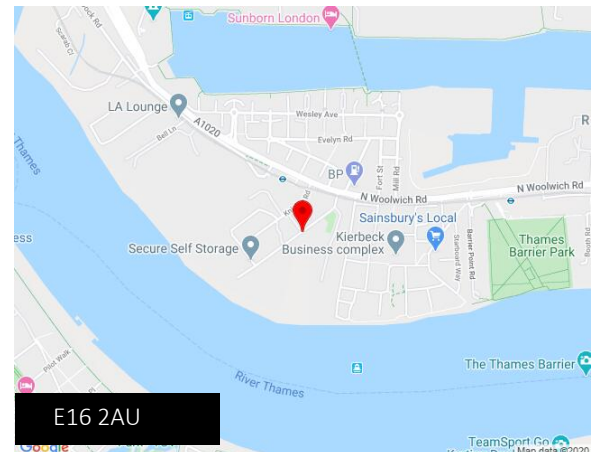
Rates Payable: £8,946 per annum

(based upon Rateable Value: £17,750 and UBR: 50.4p)

Estimated rates payable although we recommend any potential tenant make their own enquiries to the local authority

Energy Performance Rating

Available on request



Contacts & Enquiries

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