

**UNIT 2 LYNDEAN INDUSTRIAL ESTATE, FELIXSTOWE ROAD,
ABBEEWOOD, SE2 9SG
INDUSTRIAL/WAREHOUSE UNIT TO LET**



Location

Felixstowe Road is situated to the west of Harrow Manor Way (A2041) which links with the A2016 dual carriageway to the north. The estate is sign posted from Harrow Manor Way and accessed by turning into Overton Road at the BP petrol station then turning right into Sedgemere Road and following this under the flyover into Felixstowe Road. Abbey Wood mainline station is only a short walk from the estate providing regular services to Canon Street, Charing Cross, Gillingham, Lewisham and Greenwich.

Abbey Wood Cross Rail Station which will open for Southeastern passengers in October 2017. From December 2018, Elizabeth line trains will allow passengers to travel right through central London to Paddington. From December 2019, when the full route opens, an Elizabeth line service every five minutes will allow passengers to catch one train right through central London to Paddington, Heathrow or Reading in the west with Canary Wharf 10 minutes, and Bond Street 19 minutes.

Description

The property comprises of a mid terrace industrial/warehouse unit arranged over ground with first floor storage. The ground floor comprises a main workshop/storage area with WC at the front.

The first floor comprises an open plan storage area with separate storage room to the rear. The unit is accessed via a single pedestrian entrance and loading is via roller shutter doors. The premises benefits from a height to the underside of haunch of 4.46m (14'8"), 3 phase electricity, translucent roof panels. 4 car parking spaces are included with additional visitor car parking.

Accommodation

The property has the following approximate gross internal areas:

Ground floor:	375.8 sq m (4,043sq ft)
First Floor:	109.9 sq m (1,182 sq ft)
Total	485.7 sq m (5,226 sq ft)

Terms

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

Rates

The property is entered in the 2017 rating list with a rateable value of £27,250 Interested parties should contact the local authority to confirm the rates payable.

Planning

The property has recently been used for warehouse/industrial purposes. However, the ingoing 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

Rent open application

Service charge

To be confirmed.

Legal Costs

Each party to pay their own legal fees.

VAT

Please note that VAT will not be chargeable.

EPC

The property has an energy rating of "D". The full EPC is available to download at www.hindwoods.co.uk

Viewing

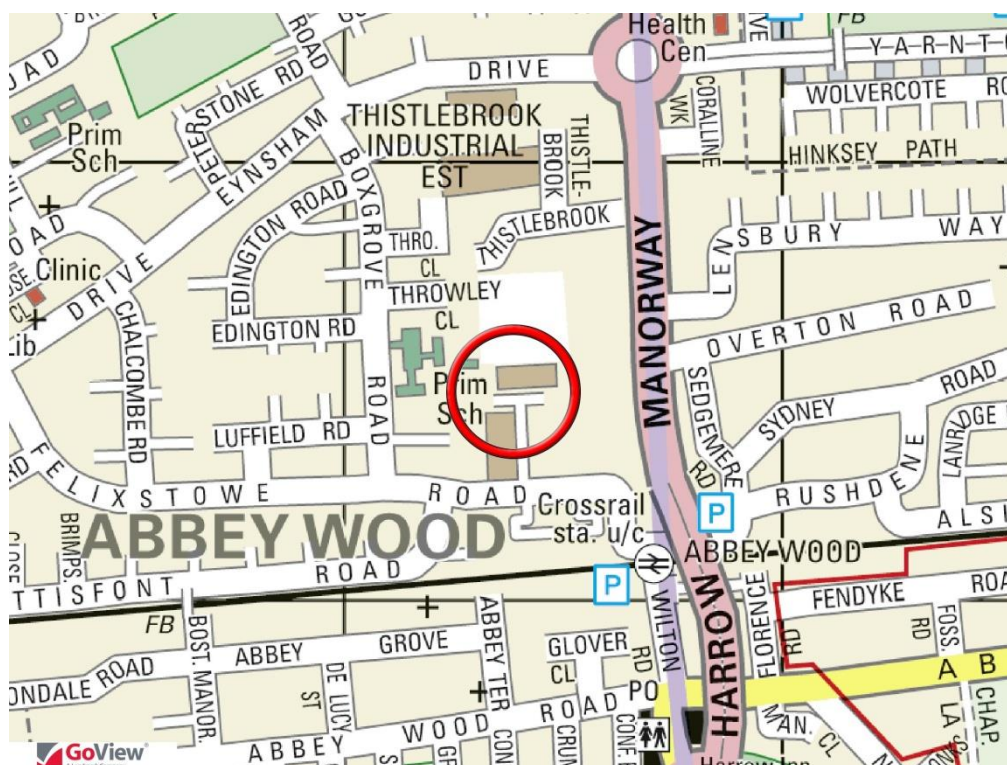
Strictly by prior arrangement with sole agents Hindwoods

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Also at:

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