



INDUSTRIAL/LOGISTICS TO LET

UNIT 20

Nathan Way Business Park, Thamesmead, SE28 0FS

BRAND NEW LIGHT INDUSTRIAL BUSINESS UNIT TO LET IN THAMESMEAD.
HIGH SPECIFICATIONS AND AMENITIES WITH GREAT ROAD LINKS.

2,002 SQ FT (185.99 SQ M)


HINDWOODS
CHARTERED SURVEYORS

To Let

Unit 20, Nathan Way Business Park, Thamesmead, SE28 0FS

Summary

Available Size	2,002 sq ft
Rent	£17.50 per sq ft
Rateable Value	£28,750
Service Charge	To be confirmed.
Car Parking	Allocated parking is provided to the front of the units and shared visitor parking.
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Upon Enquiry

Description

Brand new business units of block and brick at low level and well insulated aluminium cladding at high level. In addition to the pedestrian entrance doors, all units benefit from the provision of an electrically operated vehicular access door. The units come as standard with a polished concrete floor allowing vehicular traffic to the loading bay whilst providing an aesthetic finish. Large roof lights naturally illuminate the interiors deep within the floor plates and each individual unit is provided with Part M (DDA) compliant WC room with Armitage Shanks sanitaryware and a kitchenette with Howdens Ltd. base units and worktop with stainless steel sink.

Communal bicycle storage units are distributed across the site and each individual unit is equipped with external waste and recycling bin storage. Out of Business Hours, the site is secured by an access control system with a controlled vehicle and pedestrian gate entry system. The site also has full CCTV coverage. Allocated parking is provided to the front of the units and shared visitor parking and lorry parking is located adjacent to the site entrance within the secure boundary.

All units are provided with 3 phase power and data points within dado trunking with a smart electric meter located within the electrical cupboard. The units are also supplied with domestic water supply with leak detection system and break tank, booster set and hot water heater. All units are heated via external air source heat pumps mounted to the façade with radiators to the WC's and multi-directional air heaters to the main units.

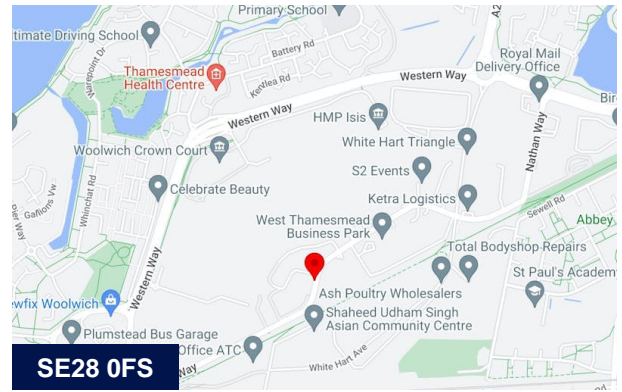
Viewings

Charlene Nicholls

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Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed, contracted outside the provisions of the 1954 Landlord and Tenant Act.



Viewing & Further Information



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