



TO LET

119 Felixstowe Road

Abbey Wood

London

SE2 9XH

Shell and Core "E" Class Unit





## Location

The property is located in a new development in Felixstowe Road and situated almost adjacent to a Sainsburys Supermarket and approximately 100 yards from Abbey Wood Station. This being an important hub on the Southern Rail network and provides direct access to Central London stations including Charing Cross and Cannon Street.

Additionally, Abbey Wood is one of the terminal stations for the new Elizabeth Line (Cross Rail) which significantly improves travel times and connectivity to Central London (including Liverpool Street, Paddington, Canary Wharf, Heathrow airport and beyond).

## Description

The property comprises part of the ground floor of a new Peabody Development and is in "shell and core" condition, with capped off services.

The introduction of the Elizabeth Line has spurred significant local development and regeneration, contributing to the area's economic growth.

## Property Size

The property has the following approximate Gross internal areas (GIA):

Ground floor: 223,62sqm - 2.407sq ft

## Terms

Available on a New FR&I lease for a term to be agreed.

## Rent

£42,500 per annum exclusive.

## Business Rates

The premises have yet to be assessed for the current rating list.

## Planning

The premises are believed to fall under "E" class usage, but it is suggested that interested parties make their own enquiries of the local authority.

## EPC

An EPC has been commissioned.

## VAT

VAT is Applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## Viewing

For further information please contact sole agents Hindwoods 0208 858 9303

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