



## MODERN INDUSTRIAL/WAREHOUSE UNIT WITH OPEN PLAN OFFICES

# 65

sienna

65.3 SIENNA PARK  
WHITE HART AVENUE  
THAMESMEAD  
LONDON SE28 0GW

6,471 SQ. FT. (601 M<sup>2</sup>)

**FOR SALE/  
TO LET**



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## 65.3 SIENNA PARK WHITE HART AVENUE THAMESMEAD LONDON SE28 0GW



### LOCATION

The property is located on Sienna Park within White Hart Triangle, an established part of the West Thamesmead employment area. The adjacent A2016 provides direct access to Woolwich, the Blackwall Tunnel and Central London.

### DESCRIPTION

The property comprises a terraced unit of portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- To be fully refurbished
- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors
- 3 phase power supply
- Fitted kitchenette to first floor
- Fitted first floor offices
- Perimeter trunking in offices
- Electrically operated sectional loading door
- Ground floor WC
- Generous concrete yard area
- Intruder alarm with red care capability
- EPC rating of C (63).

### ACCOMMODATION

The property has the following gross internal areas:-

Ground Floor	5,303 sq. ft.	(492.66 m <sup>2</sup> )
First Floor	1,168 sq. ft.	(108.47 m <sup>2</sup> )
<b>Total</b>	<b>6,471 sq. ft.</b>	<b>(601.13 m<sup>2</sup>)</b>

**TERMS:** The property is available on a new full repairing and insuring lease with terms to be agreed. Alternatively, the virtual freehold interest is available.

**RENT:** The property is available at a quoting rent of £105,000 per annum exclusive. VAT applies.

**PRICE:** £1,650,000

**SERVICE CHARGE:** The occupier will make a contribution for the upkeep and maintenance of the estate.

**BUSINESS RATES:** Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

**EPC:** The EPC rating is C (63). Certificate is available on request.

**LEGAL COST:** Each party to bear their own legal costs.

**VIEWING:** Strictly via appointment with the joint agents:-

**Richard Turnill**  
richardturnill@watsonday.com

**Kevin Bright**  
k.bright@hindwoods.co.uk

