



TO LET

Unit 9

Nathan Way Business Park

London

SE28 0FS

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Light Industrial Unit

Approx 1,976 Sq Ft





## 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.



## Property Use

Light Industrial under B1c Use Class

## Property Terms/Tenure

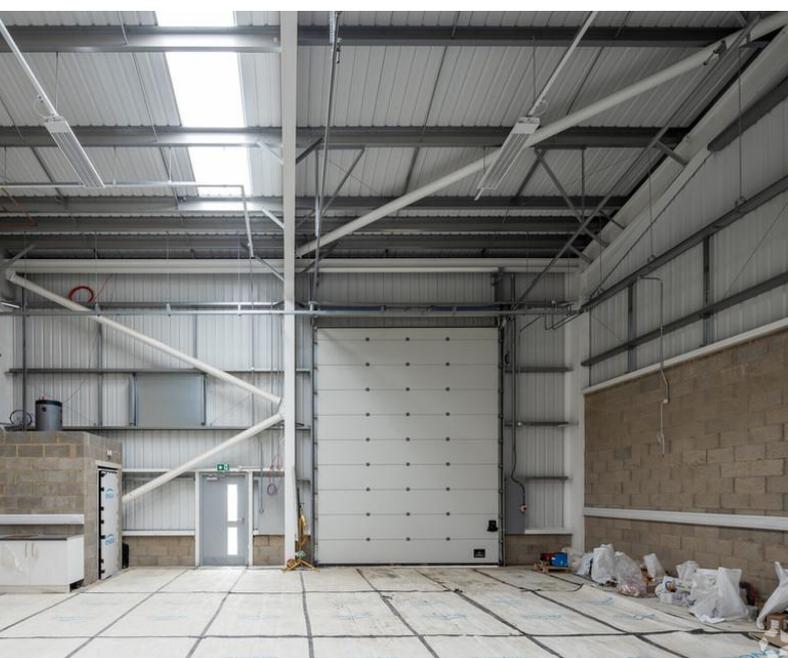
The property is to be let on a new full repairing and insuring lease for a term to be agreed, contracted outside the provisions of the 1954 Landlord and Tenant Act.

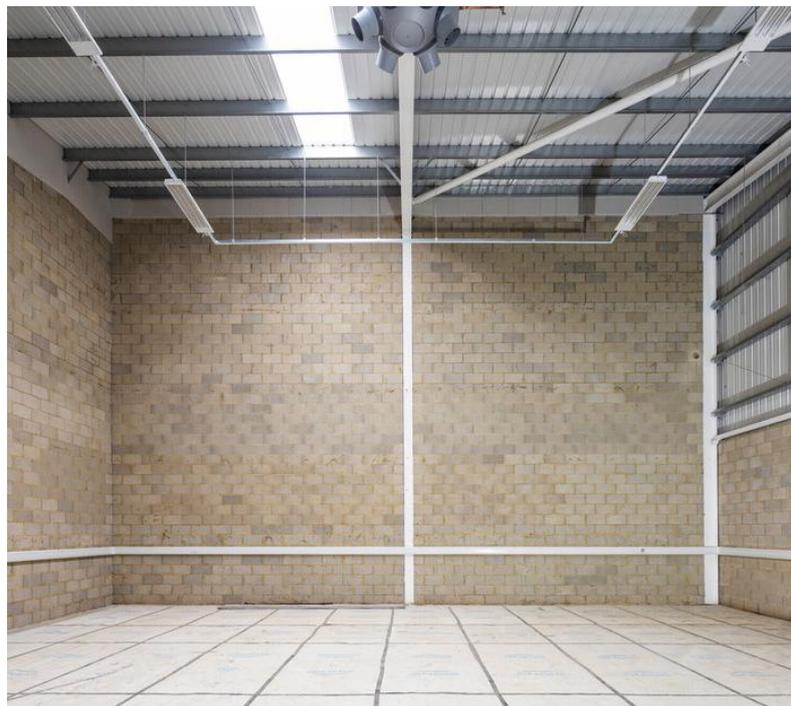
## Rent

Quoting £17.50psf.

## Business Rates

The unit has a 2026 rateable value of £30,500.





### Legal Fees & VAT

The tenant will be responsible for the landlord fees.  
VAT will be applicable.



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### Service Charge

TBC

### EPC

An EPC has been commissioned.