

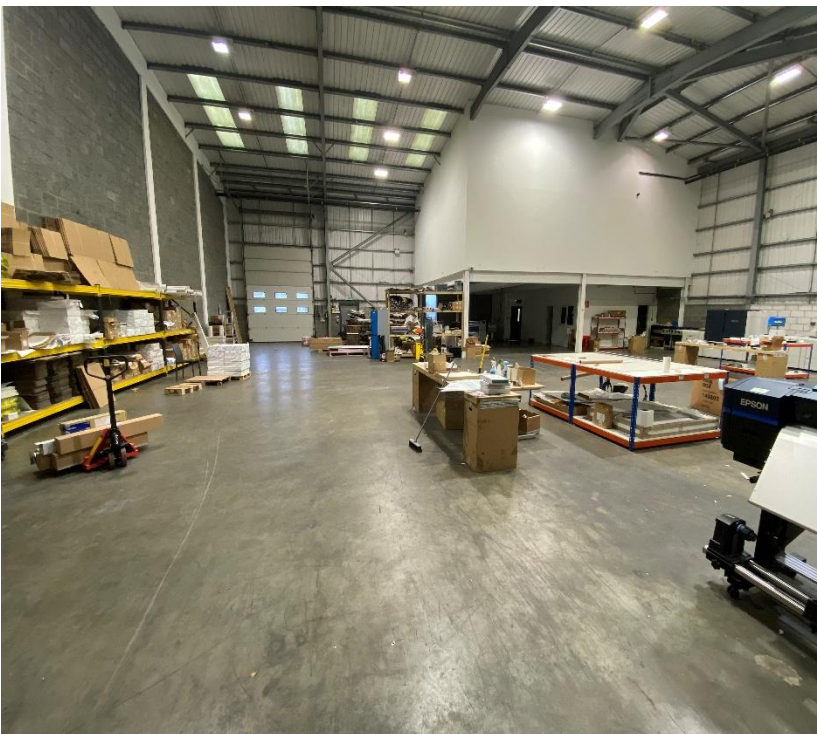


TO LET

65.5 Sienna
White Hart Avenue
White Hart Triangle
London
SE28 0GW

Modern Warehouse/Industrial
Unit





Location

White Hart Triangle is situated approximately 10 miles to the south east of Central London and approximately 7 miles to the west of junction 1a of the M25.

The development is situated on the south side of Eastern Way (A2016) at its junction with White Hart Avenue. Thamesmead Shopping Centre and its extensive facilities are situated approximately 1 mile to the north.

The business park is therefore well situated for all major routes with the Blackwall Tunnel and Greenwich Peninsula approximately 7 miles to the west whilst the M25 and Dartford Crossing are approximately 8.5 miles to the east.

Description

The property is an end of terrace warehouse of steel portal frame construction with fully fitted first floor office plus yard and parking to the front.

Loading to the warehouse is via sectional overhead loading doors. The warehouse area has three phase electricity and a gas supply. The floor loadings are 35KN/m². The height to underside of haunch is 7m (23 ft).

The first floor office benefits from double glazed windows, suspended ceilings with category II lighting.

Planning

The premises have most recently been used for storage and printing purposes. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Property Size

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

Ground Floor	6395 Sq. Ft
First Floor	1206 Sq. Ft
Total	7601 Sq. Ft



Property Terms

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

Legal Costs

Each party to pay their own legal costs.

EPC

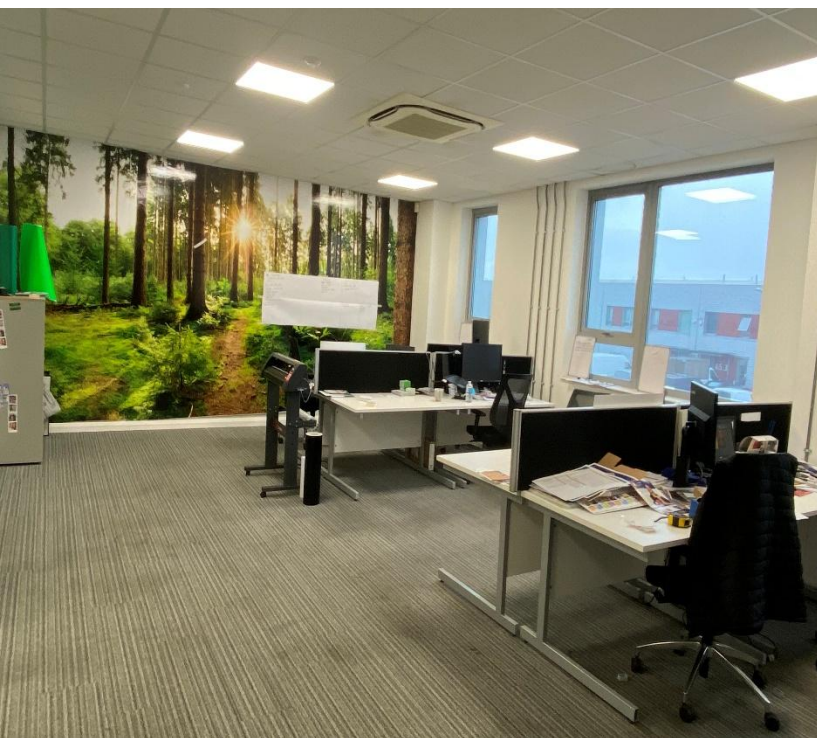
The unit currently has an energy rating of 'B'.

Business Rates

Interested parties should check with the Royal Borough of Greenwich regarding rates payable.

Rent

£118,000 per annum exclusive.



Service Charge

To be confirmed.

VAT

Please note that VAT will be chargeable.

Viewings

Strictly by prior arrangement with joint sole agents on 020 8858 9303:

Kevin Bright

K.Bright@hindwoods.co.uk

Ben Lewis

B.lewis@hindwoods.co.uk



Or our joint agents Watson day 01322 475940

CG6292



