

MODERN INDUSTRIAL/WAREHOUSE UNIT WITH AIR-CONDITIONED OFFICES

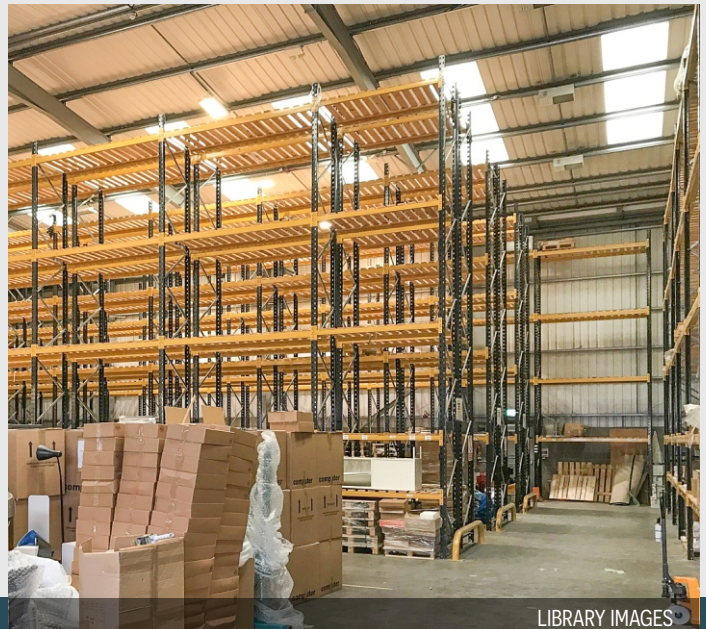
65.5



65.5 SIENNA PARK
WHITE HART AVENUE
THAMESMEAD
LONDON SE28 0GW

7,601 SQ. FT. (706 M²)

**FOR SALE/
TO LET**





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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 an end of 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 kitchen to first floor
- Fitted first floor offices
- Perimeter trunking in offices
- Air-conditioned offices
- Electrically operated sectional loading door
- Two ground floor WCs
- Generous concrete yard area
- EPC rating of Band B (43).

ACCOMMODATION

The property has the following gross internal areas:-

Ground Floor	6,395 sq. ft.	(594.14 m ²)
First Floor	1,206 sq. ft.	(112.00 m ²)
Total	7,601 sq. ft.	(706.14 m²)

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 £125,000 per annum exclusive. VAT applies.

PRICE: £1,950,000 (+VAT). Virtual Freehold Interest. 999 years from 25/03/2005.

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

BUSINESS RATES: The unit is assessed as follows; warehouse and premises - £84,500. Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

EPC: The EPC rating is B(43). 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
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Kevin Bright
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