



TO LET

Unit 8

Nathan Way Business Park

London

SE28 0FS

Light Industrial Unit

Approx 1,976 Sq Ft

To Let by Way of Assignment





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

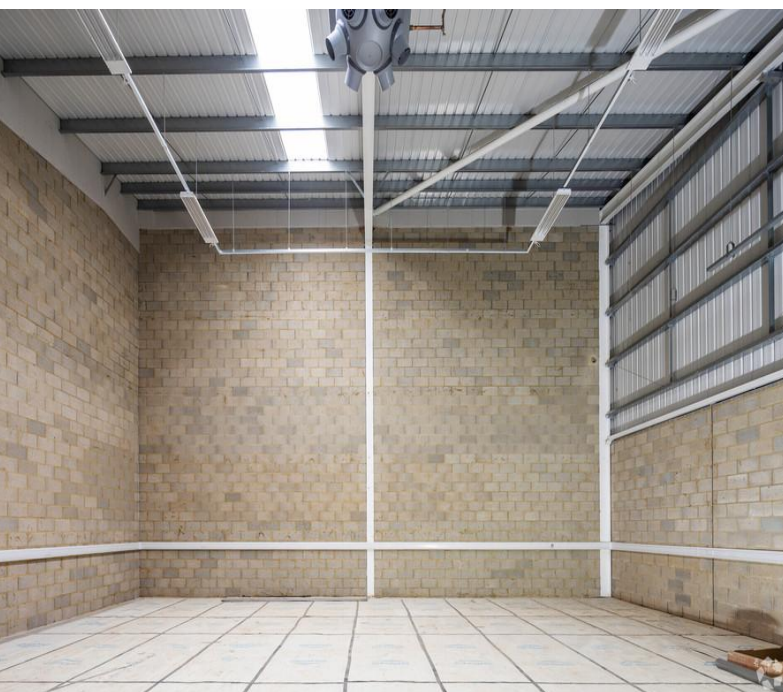
The property is being offered by way of a lease assignment, for the remainder of the 5 year term expiring May 2028, with a rent review to OMR (upwards only) in May 2027. A 3 month deposit will be payable, in addition to a director providing a personal guarantee.

Rent

£35,420 per annum exclusive of rates, VAT, and all other outgoings to be paid quarterly in advance.

Business Rates

The unit has a 2026 rateable value of £30,500. However, please check with the Local Authority.





Legal Fees & VAT

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

Service Charge

TBC

EPC

An EPC has been commissioned.



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