

35 cobalt

FULLY REFURBISHED MODERN INDUSTRIAL/WAREHOUSE UNITS

35.9 -35.10 COBALT
WHITE HART AVENUE
THAMESMEAD
LONDON SE28 0GU

8,977 – 18,137 SQ FT
(834 – 1,685 SQ M)

TO LET



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Unit 35.10



DESCRIPTION

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

- Recently refurbished
- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors, circa 35 KN per m^2
- 3 phase (400 amp) power supply in each unit
- Insulated sectional warehouse doors
- Fitted kitchens within office accommodation
- Air-conditioned offices (unit 35.10)
- Separate male and female WCs (unit 35.10)
- Open plan offices with suspended ceilings
- Passenger lift (35.10)
- Available individually or as a pair
- Available now

ACCOMMODATION

The units have the following gross internal areas:-

Unit	Ground Floor sq.ft. (sq.m)	First Floor sq.ft. (sq.m)	Combined sq.ft. (sq.m)
35.9	7,815 (726)	1,163 (108)	8,977 (834)
35.10	7,995 (739)	1,206 (112)	9,160 (851)
Additional Mezzanine		5,203 sq ft	(483 sq m)
Total Combined		18,137 sq ft	(1,685 sq m)

LOCATION

The property is located on the Cobalt Estate accessed via White Hart Avenue, an established part of the West Thamesmead employment area. The adjacent A2016 provides direct access to Woolwich, the Blackwall Tunnel and Central London.



Key Distances (approx):	
Plumstead Station	– 0.8 miles
Abbey Wood Station – 1.2 miles (Thameslink/Elizabeth Line)	
City Airport	– 5 miles
Blackwall Tunnel	– 6 miles
Canary Wharf	– 8 miles
Tower Bridge	– 11 miles
M25, J1A	– 12 miles









35.9-35.10

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ENERGY PERFORMANCECERTIFICATES
Unit 35.9: A-24
Unit 35.10: A-25

BUSINESS RATES:
The units are assessed for business rates as follows:-

Unit 35.9 - £132,000
Unit 35.10 - To be re-assessed

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


Unit 35.9

35.9 - 35.10

TERMS: The units are available on new full repairing and insuring leases with terms to be agreed.





RENT: £16.00 per sq.ft. per annum exclusive.

VAT: The property is elected for VAT.

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

LEGAL COSTS: Each party to bear their own legal costs.

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

Richard Turnill: 07764 476915
richardturnill@watsonday.com

Kevin Dempster: 07860504620
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