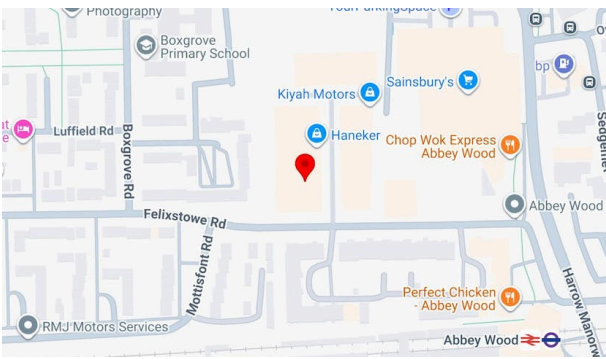




Unit 7 & Unit 8, Lyndean Industrial Estate, Felixstowe Road, Abbey Wood, London,  
SE2 9SG

Industrial To Let | £173,250 per annum | 13,309 sq ft

Two adjacent Single Storey Industrial Units with First Floor Offices and Loading/Parking Facilities.



# Unit 7 & Unit 8, Lyndean Industrial Estate, Felixstowe Road, Abbey Wood, London, SE2 9SG

## Location

The Units are located on Lyndean Industrial Estate situated to the west of Harrow Manor Way (A2041) access to which is gained via Overton Road.

Abbey Wood Station (Cross Rail Line & North Kent Line) is a short walk from the Estate providing regular services to Central London, Isle of Dogs and Heathrow.

## Description

Two adjacent Single Storey Industrial Units with First Floor Offices and Loading/Parking Facilities.

## Accommodation

Name	sq ft	sq m
Unit - Unit 7 - Industrial	5,681	527.78
Mezzanine - Unit 7 - Storage	220	20.44
1st - Unit 7 - Offices	842	78.22
Unit - Unit 8 - Industrial	5,710	530.48
1st - Unit 8 - Offices	856	79.53
<b>Total</b>	<b>13,309</b>	<b>1,236.45</b>

## Key Points

- Gas Supply
- Lighting
- Loading/Parking Facilities
- Offices (First Floor)
- Roller Shutters (Electric) - Unit 8 (New)
- Three Phase Electricity Supply
- WC Facilities

## Terms

## Summary

- Rent: £173,250 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

## Further information

- [View Microsite](#)

## Contact & Viewings



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