



Unit 22 Greenshields Estate, London, E16 2AU

Small industrial unit within Greenshields Industrial Estate suitable for light industrial uses and storage

- 3 Phase Power
- Small mezzanine area
- Communal parking
- Good transport links

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Summary

Available Size	828 sq ft
Rent	£13,500 per annum
Rates Payable	£4,291.40 per annum We advise ingoing tenants make their own enquiries with the local authority.
Rateable Value	£8,600
Service Charge	TBC
EPC Rating	D (88)

Description

The unit has a full height manual roller shutter door, roof lights, 3 phase power, gas supply, a single WC and concrete flooring. The maximum eaves height is 4.38 meters. There is a small mezzanine storage space to the rear of the unit.

Location

Greenshields Industrial Estate is located south of Royal Victoria Docks, just off Silvertown Way/North Woolwich Road (A1020) on Bradfield Road and Knights Road. It is approximately 200 metres away from West Silvertown DLR station providing access to City Airport (1.5km away) and Stratford via Canning Town on the new DLR link within 10 minutes. Also in the area is Thames Barrier Park which offers open park land with a café overlooking the Thames Barrier and Greenwich, south of the river.

Accommodation

Description	Size	Rent	Service Charge
Unit 22	828 sq ft	£13,500 per annumexclusive	On application

Viewings

Strictly by appointment through the sole agent

Lease

A new full repairing lease for a term to be agreed subject to a break clause on 1st June 2024.

Legal Costs

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent subject to a minimum fee of £1750 +VAT and are payable upon completion. Legal fees expected to be £1,700 plus £867 for a rent deposit deed. An undertaking for legal costs will be required before the superior landlords solicitors will issue draft lease documentation.



Viewing & Further Information

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