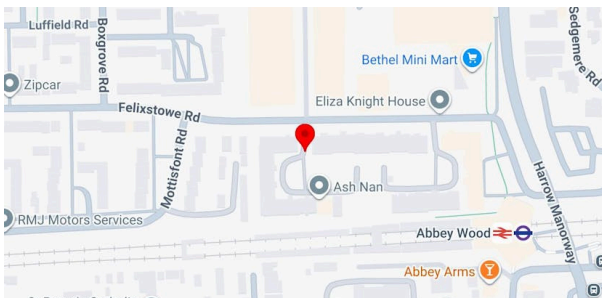




Lyndean Industrial Estate,, Felixstowe Road, Abbey Wood, SE2 9SG

Industrial/Logistics To Let | £118,500 per annum | 9,104 sq ft

2 Adjacent Single Storey Industrial Units with First Floor Offices and Loading/Parking Facilities.



# Lydean Industrial Estate,, Felixstowe Road, Abbey Wood, SE2 9SG

## Location

The Units are located on Lydean 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

2 Adjacent Single Storey Industrial Units with First Floor Offices and Loading/Parking Facilities.

## Accommodation

Name	sq ft	sq m
Unit - Unit 12 - Industrial	3,720	345.60
1st - Unit 12 - Offices	834	77.48
Unit - Unit 13 - Industrial	3,646	338.72
1st - Unit 13 - Offices	904	83.98
<b>Total</b>	<b>9,104</b>	<b>845.78</b>

## Key Points

- Gas Supply
- Lighting
- Loading Areas
- Offices (First Floor)
- Parking Spaces
- Roller Shutters (Electric)
- Three Phase Electricity Supply
- WC Facilities

## Terms

Important Notice: Industrial Warehaus Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise. 3. No Employee or Representative of Industrial Warehaus Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehaus Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.

## Summary

- Rent: £118,500 per annum
- Lease: New Lease

## Further information

- [View Microsite](#)

## Contact & Viewings



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