

Unit 8 Thistlebrook Industrial Estate, Eynsham Drive, Abbey Wood, SE2 9RB

Industrial Unit totalling 7,560 sq ft in close proximity to Abbey Wood Elizabeth Line station

- Unit to be refurbished
- Electric roller shutter doors
- First floor office with carpet and recessed lighting
- Gas central heating
- 3 phase power and gas supply
- WCs on ground floor, together with kitchen facility on ground floor

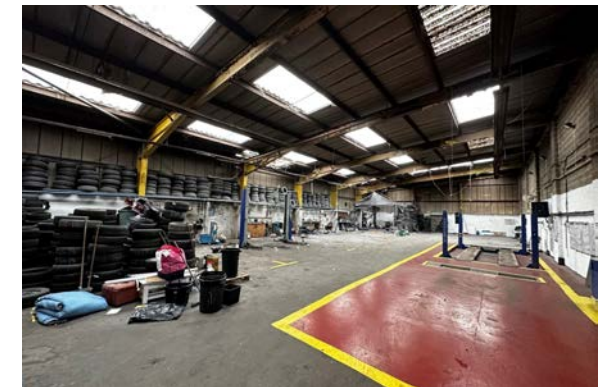
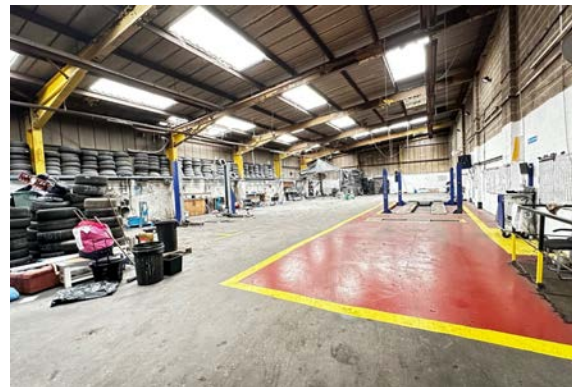


Location

Thistlebrook Industrial Estate is situated on the south side of Eynsham Drive. Abbey Wood station is close by which provides a regular service to and from London and the new Crossrail station which is now operational. The Woolwich Ferry, Blackwall Tunnel and A2 are accessible via the A206. The M25 is situated within 8 miles to the east.

Description

The property comprises mid-terraced industrial unit of portal frame construction with profile steel clad and brick elevations set beneath a pitched roof incorporating 10% translucent roof lights and befitting from a minimum eaves height of 5.5m increasing to 6.9m.



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Description (Continued)

On the ground floor the accommodation includes a reception area, male and female WC facilities, open plan office area, and kitchen.

Externally there is a good sized forecourt and ample parking / circulation space.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Floor	Sq Ft	Sq M
Ground Floor - Warehouse	6,678	620.39
First Floor - Office	882	81.94
TOTAL	7,560	702.32

Terms

The property is available by way of a new lease for a term to be agreed at a rent of £98,500 per annum exclusive.

Service Charge

The Lease attributes a contribution of 12.5% of the estate service charge to the tenant. More information available upon request.

VAT

VAT is applicable to rent and service charge at the current rate.

Location Map



Business Rates

We understand that from 1st April 2017 the property has the following rateable value:-

Workshop & Premises
 CURRENT 1 April 2017 to present - £38,500
 FUTURE from 1 April 2023 - £54,500

Interested parties are advised to contact Greenwich Council in regard to exact rates payable.

Energy performance certificate

We understand the property has an EPC rating of E-101.

Viewing and further information

Strictly by prior appointment through Glenny LLP.

Next steps...

For further details on these and many other available properties please contact:



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