

Greenwich Property, Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ Tel: 020 8921 5515 or Fax: 020 8921 4949

Please note that these particulars or any part thereof, do not constitute any offer or contract. Whilst every care has been taken in their preparation, neither the Council nor its employees accept any liability for any inaccuracies therein and prospective tenants are advised to satisfy themselves as to the correctness of the detail

Units 3/4 Anchorage Point Industrial Estate, Anchor & Hope Lane, Charlton, SE7 7RY

Viewing: By appointment, contact Courage Ikonagbon:
Courage.ikonagbon@royalgreenwich.gov.uk or 020 8921 5525 or 07856337242

Location: Anchorage Point is well located on Anchor & Hope Lane, which lies off the A206 Woolwich Road, providing access to the Blackwall Tunnel. The Charlton Mainline train station is a short walking distance. This provides direct links to London Cannon Street. There are numerous buses which also serves the locality.

Description: The property forms part of a modern (1999 built) estate comprising a terrace of 18 units, constructed of steel portal frame with brick and profiled sheet elevations, beneath a pitched profiled sheet roof. Loading to the unit is via an electric roller shutter, and a separate pedestrian access. Kitchen and W/C facilities, 3-phase power, gas blower heaters are provided. Externally, there are forecourts to the front included in the demise, each containing more than 4 car spaces.

Terms: The unit is to be let on a new full repairing and insuring lease for a term to be agreed. The Council will maintain the common roadway. There is a service charge for common services supplied to the estate (i.e., estate security lighting, sweeping, grounds maintenance and repairs). The contribution due for each unit is as shown below.

Accommodation:	931.42 sq m (10,026sq. ft)
Guide Rental:	£200,000 per annum, exclusive of all outgoings.
Service Charge:	14.4%



AVAILABLE

Important Information and Guidance for Applicants – Industrial Premises to Let

Viewings Internal viewings are by appointment only. Before an internal viewing is requested, applicants should visit the estate to assure themselves that the premises and their location are likely to be suitable for their proposed use.

Letting policy: The Council maintains a policy on lettings that allows for a diversity of occupiers on its estates compatible with planning requirements and the local Unitary Development Plan.

Rent: The rent may be negotiable depending upon the proposed use, lease terms and condition of the property but a guide rental has been provided for each available premises. The rental is expressed as an annual figure and is exclusive of all outgoings. The rent will be collected quarterly (every three months) in advance.

National Non-Domestic Rates Applicants are advised to confirm the rate payable with either the Council's Business Rates section on 020 8921 5221, or by contacting the District Valuer Agency at the following link: <https://www.gov.uk/introduction-to-business-rates>

Lease terms Generally, a 4-year lease will be offered, although a longer-term tenancy may be considered. The Council's standard lease provides that the Tenant is responsible for all internal and external repairs and must pay a contribution towards maintenance and repair of the common parts (the service charge). The Council will not permit sub-letting, but an assignment (i.e., transfer/sale) of the lease may be permitted subject to Landlord's consent. The premises must be handed back to the Council in good repair at the end of the tenancy.

Application Having viewed the property, applicants will be required to complete, in full, a standard application form. The form requires details of persons able to provide business references for the applicant, authorises the Council to undertake investigations to check the applicant's credit status, address details, listing on the Voters Roll and details of any county court judgements. The Council will supply the applicant with a bank reference form which must be completed and handed to his/her bank directly. The applicant must pay any bank costs/charges for providing the reference. If an applicant has not been in business before, and cannot provide business references, the Council may still be able to proceed with a letting, subject to either a lease guarantor(s) or the payment of a rent deposit. The Council will only let to a Limited Company if at least two of the directors are prepared to act as guarantors to the lease.

Acceptance of Rental Offer On completion of our investigations, receipt of satisfactory references and agreement on the main terms of the proposed lease, we will instruct the Council's Legal Services Department to issue the draft lease. We will treat the property as being 'under offer' and will no longer actively market the premises. The Council requires that parties should work towards completing the new lease within two months of the issue of the draft lease. The letting is not legally binding on either party until the lease is completed.

Fees The Tenant will be responsible for the Council's surveyor's fees (£500) and reasonable legal costs involved in the grant of the new lease. The applicant is advised to appoint their own Solicitor/legal advisor to assist them in the matter. However, any costs incurred will rest solely with the applicant.

Energy performance certificate (EPC)

Unit 3-4
Anchorage Point
90 Anchor & Hope Lane
LONDON
SE7 7SQ

Energy rating

B

Valid until: 21 March 2033

Certificate number: 7722-3559-6253-9155-9544

Property type

Offices and Workshop Businesses

Total floor area

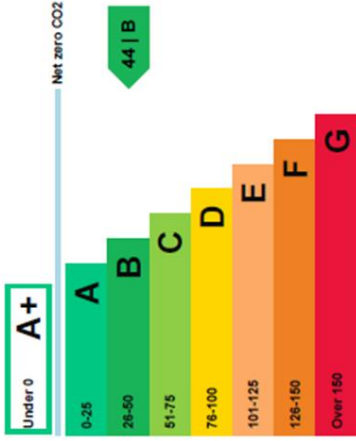
1034 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 | A

If typical of the existing stock

21 | A

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	11.05
Primary energy use (kWh/m ² per year)	91

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3188-3058-9707-5152-6143\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Blessing Amin
Telephone
01908950020
Email
deorders@teamenergy.com

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd
Assessor ID
EES/022537
Telephone
01455 883 250
Email
enquiries@elmhurstenergy.co.uk

Assessment details

Employer
TEAM (Energy Auditing Agency Ltd)
Employer address
3 Radian Court, Knowlhill, Milton Keynes, MK5 8PJ
Assessor's declaration
The assessor is not related to the owner of the property.
Date of assessment
16 March 2023
Date of certificate
22 March 2023
