

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

Unit 5 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 is a forecourt to the front included in the demise, 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:	479.89sq m (5,165sq. ft)
Guide Rental:	£105,000 per annum, exclusive of all outgoings.
Service Charge:	7.70%

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 5 ANCHORAGE POINT 90 ANCHOR AND HOPE LANE CHARLTON SE7 7SQ	Energy rating D
Valid until 21 February 2031	Certificate number 3451-6904-1135-3690-3569

Property type

B1 Offices and Workshop businesses

Total floor area

1352 square metres

Rules on letting this property

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

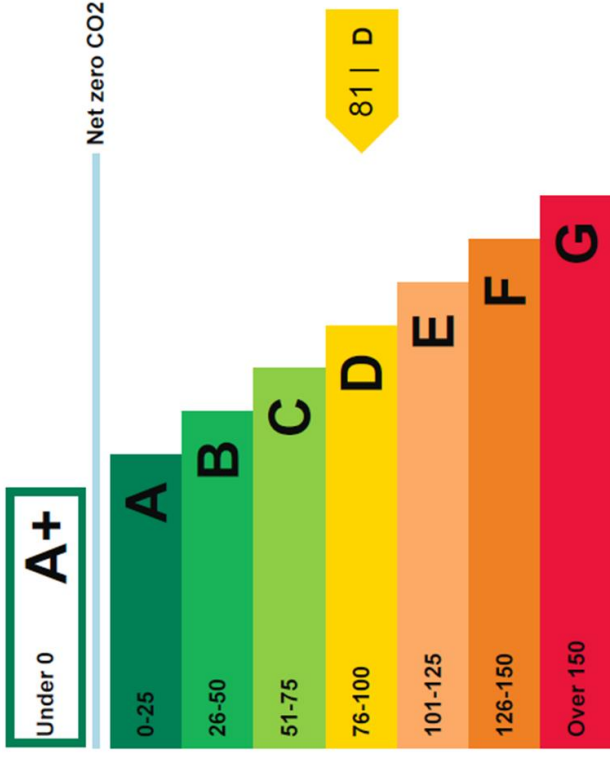
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/924018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/924018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



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

33 | B

If typical of the existing stock

98 | D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

4

Building emission rate (kgCO2/m2 per year)

35.01

Primary energy use (kWh/m2 per year)

202.73

▶ [What is primary energy use?](#)**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report](#). ([energy-certificate/5573-2122-6731-0921-7197](#)).

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**

Tracey Walsh

Telephone

01908950020

Emaildeorders@teamenenergy.com**Accreditation scheme contact details****Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/008163

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3451-6904-1135-3690-3569>

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**17 February 2021

Date of certificate22 February 2021

EmployerTeam Energy

Employer address3 Radian Court, Knowlhill, Milton Keynes MK5 8PJ

Assessor's declarationThe assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.