

**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 16 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 leads to a lobby area with stairs to the first-floor offices. The first floor is fitted with suspended ceilings, carpet tiles and gas central heating. Kitchen and W/C facilities are provided at both ground and first floor levels. Externally, there are forecourts to the front included in the demise, each containing some 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.



<b>Accommodation:</b>	<i>Ground floor: 463.92 sq. m/4,994sq. ft              First Floor Offices: 79.38 sq. m/854 sq. ft              Total: 543.30 sq. m/5,848 sq. ft</i>
<b>Guide Rental:</b>	£110,000 per annum, exclusive of all outgoings.
<b>Service Charge:</b>	8.5%

**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

## Non-Domestic Building



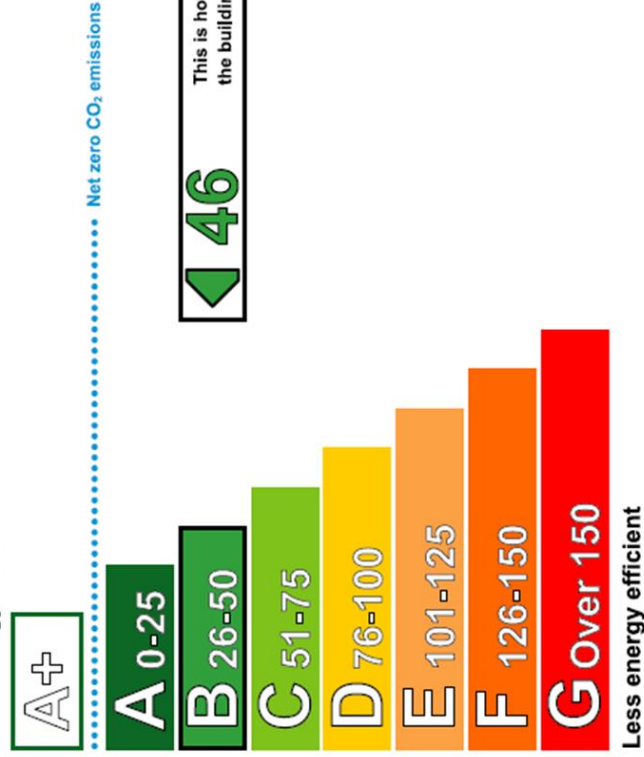
Unit 16  
Anchorage Point  
90 Anchor & Hope Lane  
LONDON  
SE7 7SQ

**Certificate Reference Number:**  
9138-3015-0417-0100-0995

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 537  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 64.76  
Primary energy use (kWh/m<sup>2</sup> per year): 374.57

### Benchmarks

Buildings similar to this one could have ratings as follows:

Rating	Category
26	If newly built
77	If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

**Assessment Software:** DesignBuilder SBEM v6.1.0 using calculation engine SBEM v5.6.a.1  
**Property Reference:** 187491130000  
**Assessor Name:** Juan Garcia Ortega  
**Assessor Number:** EES/019615  
**Accreditation Scheme:** Elmhurst Energy Systems  
**Employer/Trading Name:** Team Energy  
**Employer/Trading Address:** 36 The Forum Rockingham Drive Linford Wood Milton Keynes MK14 6LY  
**Issue Date:** 23 May 2019  
**Valid Until:** 22 May 2029 (unless superseded by a later certificate)  
**Related Party Disclosure:** Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0010-0141-3479-8195-9006.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepregister.com](http://www.ndepregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.ndepregister.com](http://www.ndepregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepregister.com/optout](http://www.ndepregister.com/optout).

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.