

Greenwich Property, Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ Tel: 020 8921 6000 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 4 Thistlebrook Industrial Estate, Eynsham Drive, Abbey Wood, SE2 9RB

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

Location: Thistlebrook Industrial Estate is off Eynsham Drive close to its roundabout junction with the A2041 which in turn connects with the A2016 dual carriageway which is less than ½ mile to the north. In addition, Abbey Wood main line railway station is approximately ½ mile to the south, this providing connections into London Cannon Street, London Bridge, Charing Cross and Dartford and the wider Kent to the southeast. The new Crossrail station at Abbey Wood is now operational.

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 eave's height of 5m increasing to 7m. There is electric roller shutter door and separate personnel door. Internally, the unit has first floor office, male and female toilets, gas central heating, 3 phase power and gas supply. Externally, there is forecourt to the front included in the demise with a minimum of four car park 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:	813 sq.m. (8,758 sq.ft.)
Guide Rental:	£112,000 per annum, exclusive of all outgoing.
Service Charge:	12.5%

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 The Rates payable have also been provided for each premises, however, applicants are advised to confirm the figure with either the Council's Business Rates section on 020 8921 5221, or by contacting the District Valuer Agency at the following link; www.ratinglists.voa.gov.uk

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 also 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 in a position 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



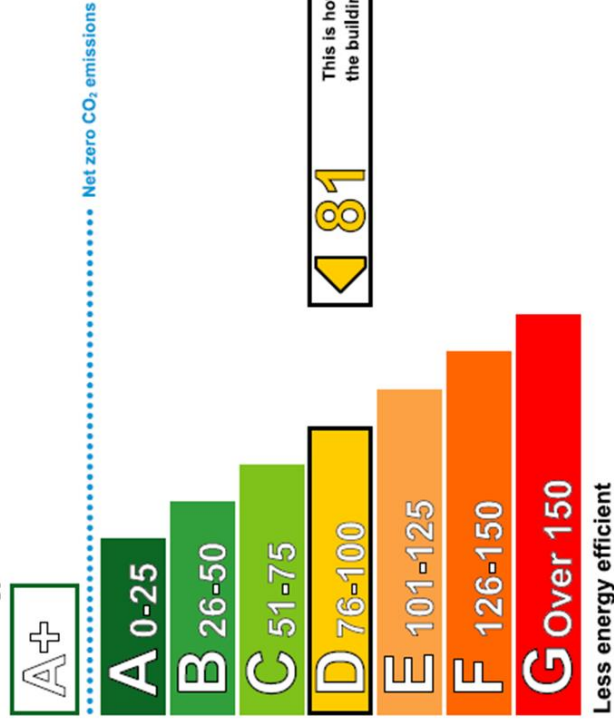
Unit 4
Thistlebrook Industrial Estate
Eynsham Drive
LONDON
SE2 9RB

Certificate Reference Number:
9726-3031-0985-0300-8925

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.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 777
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 35.75
Primary energy use (kWh/m² per year): 209.33

Benchmarks

Buildings similar to this one could have ratings as follows:

Category	Rating
If newly built	23
If typical of the existing stock	68

Administrative Information

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

Assessment Software:	DesignBuilder SBEM v5.4.0 using calculation engine SBEM v5.4.b.0
Property Reference:	765993320000
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:	28 Sep 2018
Valid Until:	27 Sep 2028 (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 - 0870-0348-2959-6321-9006.

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.

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.ndepcregister.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.

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.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.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. 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.