

**Greenwich Property, Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ Tel: 020 8921 5525 or 078 56337242**

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

## **Yard at 96 Westmoor Street, Charlton SE7**

**Viewing:** By appointment, contact Courage Ikonagbon:

Courage.ikonagbon@royalgreenwich.gov.uk or 020 8921 5525 or 07856337242

The yard is situated within one of the established industrial estates running along the south bank of the River Thames in Charlton, close to the Thames Barrier.

Consisting of concrete slab hardstanding surface, the yard is located on Westmoor Street. It is currently fenced with a metal security fence. Westmoor Street provides access to the Thames Barrier and is accessed from the A206 Woolwich Road. Both Charlton and Woolwich Dockyard rail stations are within a relatively short distance and provide a regular service into London Bridge

**Term:** A fixed 3-year term will be offered, although a term in excess of 3 years may be considered but not more than 5 years with landlord break option

<b>Accommodation:</b>	The site extends to approximately 838 square metres/9,022 square feet,
<b>Guide Rental:</b>	£50,000 per annum, exclusive of all outgoings.



**AVAILABLE**

### **Important Information and Guidance for Applicants – Storage/Scaffolding Yard/Vehicle Parking Space- to Let**

**Viewings** Viewings are by appointment only.

**Letting policy:** The Council will consider letting the site for use as a Storage/Scaffolding/Vehicle Parking Space

**Rent:** The rental is expressed as an annual figure and is exclusive of Vat and all outgoings. The rent will be payable quarterly (every three months) in advance. If there is considerable demand for the site, it may be let by means of an informal tender where all interested parties will have to submit their best and final offer by a closing date.

**National Non-Domestic Rates** Applicants are advised to confirm the rate, if applicable from 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:** A fixed 3-year term will be offered, although a term in excess of 3 years may be considered but not more than 5 years with landlord break option

**Application** Having viewed the site, 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 or the payment of a rent deposit.

**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 one month 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.