

725 Woolwich Road, Charlton, SE7 8SQ

Viewing: By appointment, contact Courage Ikonagbon:

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

Location: Bounded by Penhall Road and Westmoor Street, the property lies off the A206 Woolwich Road in southeast London. It is within an established industrial location forming part of "Charlton Riverside". The location benefits from excellent road communications with the A206 providing access via the Blackwall Tunnel/A102 to Central London, Canary Wharf, the A406/M11 and M25. The Charlton and Woolwich Mainline train stations are approximately 06 miles (1 km) from the property, providing regular services to London Bridge, Charing Cross, Waterloo East and Cannon Street.

Description: Single storey, constructed of block walls with external steel sheeting under a profiled roof. The property includes four large industrial units as shown below

Unit 1	Area	5,062 sq. ft
Unit 2	Area	5,201 sq. ft
Unit 3	Area	7,098sq. ft
Unit 4	Area	5,509 sq. ft

Plus

Yard area of 11,108 sq.ft

Terms: The property is to be let as single unit or individually on full repairing and insuring lease for a term to be agreed.

Use: Interests from car related businesses are welcome

Guide Rental (as a whole)	£100,000 per annum, exclusive of all outgoings.
---------------------------	---

Guide Rental (individually)	Unit 1: £21,500 per annum, exclusive Unit 2: £22,000 per annum exclusive Unit 3: £30,000 per annum exclusive Unit 4: £23,400 per annum exclusive Yard: £22,000 per annum exclusive
-----------------------------	--



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: A 3-year lease outside the landlord and tenant Act 1954 will be offered, although a longer-term tenancy with a break option may be considered. The Tenant to be responsible for all internal and external repairs. 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, at the end of the lease, be handed back to the Council in the condition they were as of the date of lease commencement.

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 weeks 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)

725 Woolwich Road
GREENWICH
SE7 8SQ

Energy rating

E

Valid until:

20 February 2032

Certificate number: 8016-6113-3392-2466-4876

Property type

B8 Storage or Distribution

Total floor area

2084 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.

Energy efficiency rating for this property

This property's current energy rating is E.

Under 0

A+

0-35

A

36-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

Net zero CO2

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

77 | D

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



ROYAL borough of
GREENWICH

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity	
Building environment	Heating and Natural Ventilation	
Assessment level	3	
Building emission rate (kgCO2/m2 per year)	66.38	
Primary energy use (kWh/m2 per year)	393	

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/7755-9834-3497-7487-5796](#)).

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
Telephone
Email

Theresa Bui
07445 654621
tbui@teamenergy.com

Accreditation scheme contact details

Accreditation scheme
Assessor ID
Telephone
Email

CIBSE Certification Limited
LCEA199526
020 8772 3649
epc@cibsecertification.org

Assessment details

Employer
Employer address
Assessor's declaration

TEAM (Energy Auditing Agency Ltd.)
3 Radian Court, Knowhill, Milton Keynes, MK5 8PJ
The assessor is not related to the owner of the property.
8 February 2022
21 February 2022

Date of assessment
Date of certificate