

**TO LET**

## Industrial / Warehouse Units

1,560 - 3,120 sq. ft. (145 - 290 m<sup>2</sup>)

**UNITS 7 & 8, GREENSHIELDS INDUSTRIAL ESTATE,  
Silvertown, London E16 2AU**



- All mains services including gas
- Excellent road links
- Close to West Silvertown DLR station

- Popular estate
- Close to Excel, City Airport and Docklands
- Can be let individually or combined

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

The site is located in between Bradfield Road and Knights Road in close proximity to Excel and City Airport. West Silvertown DLR station is within 0.2 miles and the area is well served in respect of the national road network providing access to the Blackwall Tunnel, Docklands, The City and the A13.

#### DESCRIPTION

The properties comprise two single storey industrial / warehouse units which can be let individually or combined. The units are of steel frame construction with brick and steel-clad elevations and pitched roofs incorporating translucent panels. Each unit benefits from a loading door. Internally, the properties are currently configured to provide predominantly open plan warehouse space.

#### ACCOMMODATION

Unit 7:	1,560 sq. ft. (145 m <sup>2</sup> )
Unit 8:	1,560 sq. ft. (145 m <sup>2</sup> )
<b>Total:</b>	<b>1,560 - 3,120 sq. ft. (145 - 290 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

#### TENURE

The properties can be let individually or combined and are available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

#### RENT

On application.

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Havering for verification of the rates payable.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

An EPC has been commissioned at Band D for Unit 7 and Band C for Unit 8.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

#### CONTACT

Strictly by appointment via sole agents:

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