



WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

**65.5 & 65.6 SIENNA PARK, WHITE HART AVENUE
WHITE HART TRIANGLE, THAMESMEAD
LONDON SE28 0GW**



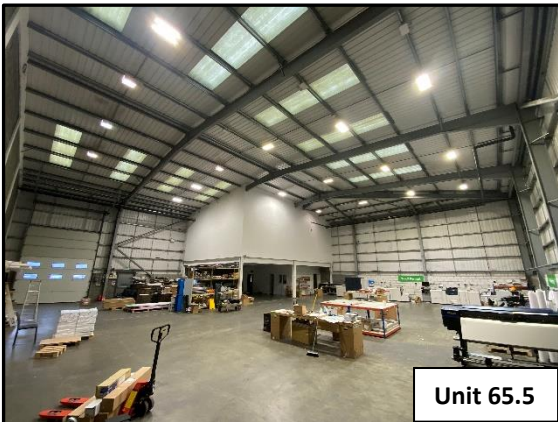
REFURBISHED PREMISES



Unit 65.5



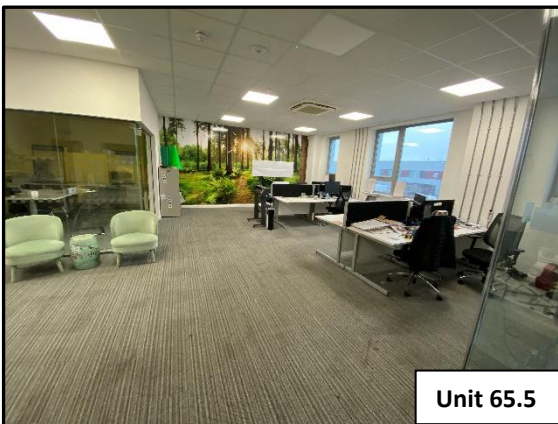
Unit 65.6



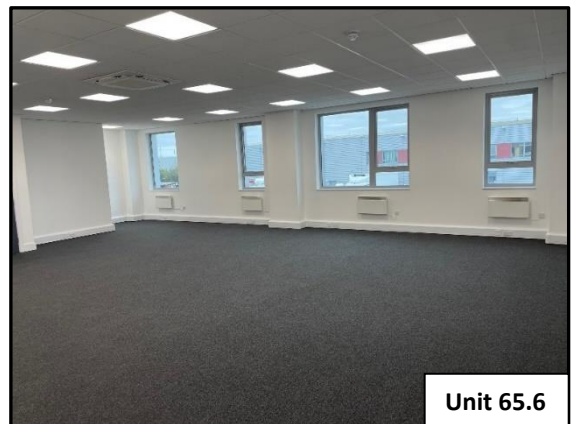
Unit 65.5



Unit 65.6



Unit 65.5



Unit 65.6

**MODERN INDUSTRIAL/WAREHOUSE UNITS
AVAILABLE SEPARATELY OR COMBINED
5,900 – 13,501 SQ. FT. (548 – 1,254 M²)

TO LET**



01322 475940
watsonday.com

LOCATION

The property is located on Sienna Park within White Hart Triangle, an established part of the West Thamesmead employment area. The adjacent A2016 provides direct access to Woolwich, the Blackwall Tunnel and Central London.

Blackwall Tunnel – 6 miles, City Airport – 5 miles
Canary Wharf – 8 miles, Tower Bridge – 11 miles
M25, J1A – 12 miles

DESCRIPTION

The property comprises a pair of terraced units of portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- Refurbished premises
- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors, approx. 35 KN per m²
- 3 phase power supply
- Fitted kitchen to ground floor (65.6)
- Electrically operated sectional loading doors
- Air conditioned offices
- Two WCs (65.6)
- Generous concrete yard/forecourt area
- Immediately available

ACCOMMODATION

The property has the following gross internal areas:-

Unit 65.5

Ground Floor	6,395 sq. ft.	(594.10 m ²)
First Floor	1,206 sq. ft.	(112.03 m ²)
Total	7,601 sq. ft.	(706.13 m²)

Unit 65.6

Ground Floor	4,740 sq. ft.	(440.34 m ²)
First Floor	1,161 sq. ft.	(107.82 m ²)
Total	5,900 sq. ft.	(548.16 m²)

TERMS

The property is available on a new full repairing and insuring lease(s) with terms to be agreed.

RENT

£15.50 per sq. ft. exclusive

SERVICE CHARGE

The occupier will make a contribution for the upkeep and maintenance of the estate.

LOCATION PLAN



BUSINESS RATES

There are currently two business rates assessments as follows:-

65.5	Workshop & Premises	Rateable Value £84,500
65.6	Workshop & Premises	Rateable Value £50,000

Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

ENERGY PERFORMANCE CERTIFICATES

65.5	Band B (43)	Valid until 18/03/2035
65.6	Band B (34)	Valid until 29/08/2034

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 07764 476915

richardturnill@watsonday.com

Joint Agents

HINDWOODS

0208 858 9303

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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