



TO LET

65.6 SIENNA,
WHITE HART AVENUE,
WHITE HART TRIANGLE,
LONDON,
SE28 0GW

REFURBISHED
WAREHOUSE/INDUSTRIAL UNIT
Approx: 5900 sq. ft.





Location

White Hart Triangle is situated approximately 10 miles to the south east of Central London and approximately 7 miles to the west of junction 1a of the M25.

The development is situated on the south side of Eastern Way (A2016) at its junction with White Hart Avenue. Thamesmead Shopping Centre and its extensive facilities are situated approximately 1 mile to the north.

The business park is therefore well situated for all major routes with the Blackwall Tunnel and Greenwich Peninsula approximately 7 miles to the west whilst the M25 and Dartford Crossing are approximately 8.5 miles to the east.

Description

The property comprises a mid-terraced warehouse of steel portal frame construction with fully fitted first floor offices plus yard and parking to the front.

Loading to the warehouse is via a sectional overhead loading door. The warehouse area has three phase electricity and a gas supply. The floor loadings are 35KN/m². The height to underside of haunch is 7m (23 ft).

The first floor offices benefit from double glazed windows, suspended ceilings with category II lighting.

Property Size

The property has the following approximate gross internal areas:

Ground Floor	4740 sq. Ft.
First Floor	1160 sq. Ft.
Total	5900 sq. Ft.
CG6189	

Rent

£91,500 per annum exclusive.

Service Charge

To be confirmed.

Rates

The rateable value is £50,000. Interested parties should check with the Royal Borough of Greenwich regarding rates payable.

Planning

The premises have most recently been used for storage purposes. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Term

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

VAT & Legal Costs

Please note that VAT will be chargeable

Each party to be responsible for their own legal costs.

EPC

The unit currently has an energy rating of 'B'.

Viewing

Strictly by prior arrangement with joint sole agents Hindwoods 020 8858 9303.

Kevin Bright: k.bright@hindwoods.co.uk

Ben Lewis: B.lewis@hindwoods.co.uk

Or our joint agents

WATSON DAY CHARTERED SURVEYORS

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