



**TO LET**

**Unit 8 & 9, Lyndean  
Industrial Estate,  
Felixstowe Road, Abbey  
Wood, SE2 9SG**

**6,566 to 13,174 sq ft**

**2 Interconnecting Single  
Storey  
Industrial/Warehouse  
Units with First Floor  
Offices and  
Loading/Parking  
Facilities.**



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## Description

2 Interconnecting Single Storey Industrial/Warehouse Units with First Floor Offices and Loading/Parking Facilities.

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## Key points

- Concertina Loading Doors
- Eaves Height of 4.5 Metres
- Loading & Parking Facilities
- Offices (First Floor)
- Three Phase Electricity Supply
- W.C. Facilities



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## Location

The Units are located on Lydean Industrial Estate situated to the west of Harrow Manor Way (A2041) access to which is gained via Overton Road.

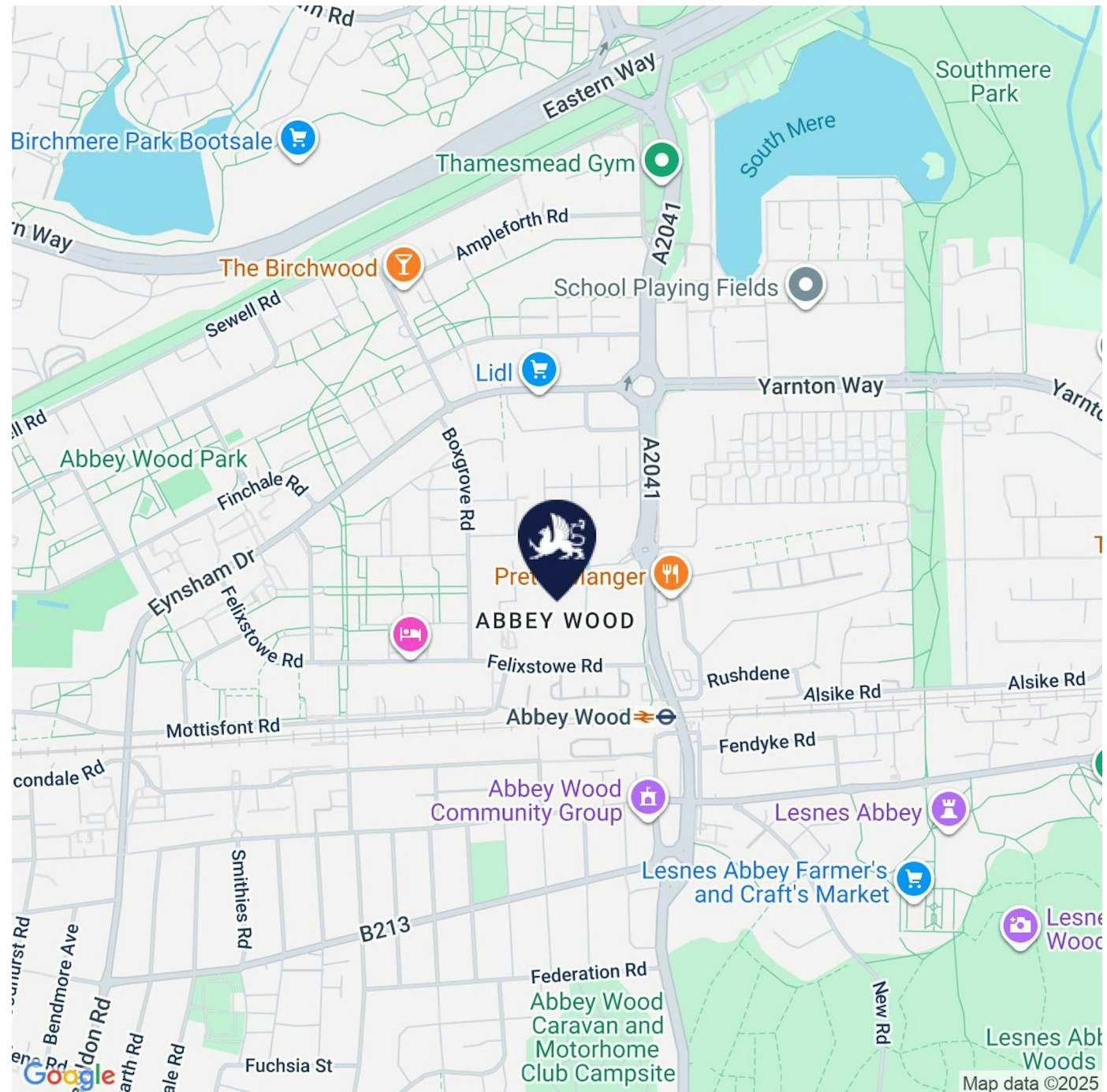
Abbey Wood Railway Station (North Kent Line) is a short walk from the Estate providing regular services to London Bridge, London Cannon Street, London Charing Cross, Gillingham, Greenwich, Lewisham and Waterloo East. Abbey Wood Station is also a Cross Rail Station (Line 1) providing regular services to Central London, Isle of Dogs and Heathrow.

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## Transport Links



Abbey Wood 0.2 Miles



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## Accommodation

Name	sq ft	sq m
Unit - Unit 8 - Ground Floor	5,708	530.29
1st - Unit 8 - Offices	878	81.57
Unit - Unit 9 - Ground Floor	5,730	532.33
1st - Unit 9 - Offices	878	81.57

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## Rents, Rates & Charges

Lease	New Lease
Rent	£85,500 - £171,500 per annum
Rates	£44,955 per annum (1 April 2023 to Present)
Service Charge	On application
VAT	To be confirmed
EPC	On application

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## Viewing & Further Information



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