

**Lambert
Smith
Hampton**

**Unit 37 The I.O Centre, Armstrong Road,
Woolwich, London, SE18 6RS**

Long Leasehold Hybrid Investment Opportunity

Unit 37 The I.O Centre, Armstrong Road, Woolwich, London, SE18 6RS

Location

- The property is situated on the eastern side of Armstrong Road, between the junctions with Tom Cribb Road and Hardinge Crescent, in Woolwich Arsenal within the London Borough of Greenwich.
- Woolwich Arsenal formerly comprised a 1,200-acre site backing onto the River Thames but since its closure as a military establishment it has become one of the major redevelopment areas within the Thames gateway zone.
- The area has been redeveloped to provide a range of residential, industrial/business and retail schemes, with the subject property situated within a mixed-use area.
- Woolwich town centre is approximately 700m to the southwest; with the River Thames approximately 250m to the north and Plumstead approximately 700m to the southeast.
- Transport links are good with Woolwich Arsenal station served by the new Elizabeth Line, Thameslink, Southeastern and Docklands Light Railway services, providing access into Central London along with the London River Service. In addition, there are regular bus services from the A206 approximately 300m to the south of the property. Road communications are good with easy access into Central London and to Dartford and the M25 to the east.

Description

- The property comprises a long leasehold mid-terrace industrial/warehouse unit constructed of steel portal frame with solid block elevations with double glazed aluminium framed windows and double skinned metal exterior profile cladding under a single pitched clad roof. The property has a roller shutter loading door to the front elevation.
- Internally the property provides a light industrial warehouse on the ground floor whilst the first floor has been sub divided to provide partitioned cellular offices and small storage rooms.
- To the front of the property there is allocated parking for approximately 4 - 6 vehicles.



Accommodation

We understand that the gross internal area totals 4,731 sq. f.t (438 sq. m.) spanning 2 floors

Tenure

We understand that the property is held long leasehold under title number TGL262724. We have been provided with a copy of an underlease dated 12th August 2005 for Unit 37 which we note is for a term of 999 years (less 10 days) from 1st January 2000 at a peppercorn rent.

Tenancies

The majority of the first floor is let producing an annual rental income of £36,600 per annum. Further detail of tenancies are available below.

Address	Floor	Tenant	Term	Rent pcm	Rent pa
Unit 1	Unit 37 – 1st	Vacant	-	-	-
Unit 2	Unit 37 – 1st	Rachel Oke	07/09/2020	£700	£8,400
Unit 3	Unit 37 – 1st	Blayz Limited	28/09/2021	£450	£5,400
Unit 4	Unit 37 – 1st	Anchor All Souls Church	Unknown	£950	£11,400
Unit 5					
Unit 6					
Unit 7	Unit 37 – 1st	Akin Odidi	01/12/2016	£500	£6,000
Unit 8	Unit 37 – 1st	Rachel Bricks	06/03/2017	£450	£5,400
Unit 9	Unit 37 - Ground	Vacant	-	-	-
			Total	£3,050	£36,600

Planning

The Property lies within an area administered by the Royal Borough of Greenwich.

Rating

Rateable Value £38,000

EPC

D88. A copy of the EPC is available on request.



VAT

VAT may be chargeable at the prevailing rate.

Terms

Full details of price on application.

Legal costs

Each party is responsible for their own legal costs.

Viewings

Strictly by appointment only.

Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.



SALE ON BEHALF OF DAVID ELLIOTT AND BAI CHAM OF BEGBIES TRAYNOR THE JOINT LIQUIDATORS OF TG PRINT AND DISPLAY LIMITED

The property is being marketed for sale on behalf of the Joint Liquidators therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Liquidators to the best of their knowledge and a purchaser must rely solely upon their own enquires. The Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

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Contact us

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