

HUMMERSTONE & HAWKINS

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SIZEABLE WAREHOUSE OFFERED FOR SALE



Warehouse of C. 868sq m / 9,340 sq. ft.

Ground floor area of C. 807sq m. / 8,686sq ft.

First floor area of C. 61sq m. / 657sq ft.

Maximum ceiling height of C. 5.934m / 19ft 5.

Property includes a number of parking spaces.

Convenient location near to Welling town centre.

1 Leigh Place

WELLING

DA16 3JH

Tenure: **FREEHOLD**

Asking price: **£1,500,000**

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Leigh Place lies within a mixed commercial, industrial and residential area around half a mile from the centre of Welling. The main access is via Upper Wickham Lane (A209) and then Burnell Avenue and Ollyffe Avenue. There are good links to the A2 trunk road linking London and the south and also connecting to the M25 and Dartford Crossing which is around 9.9 miles.

Welling has its own mainline train station which is located within walking distance of the subject property.

DESCRIPTION:

A fairly sizeable warehouse arranged predominately over the ground floor, and which is situated on the edge of the Dunstall industrial estate. Within the building there is a rear staircase which leads up to the first floor which occupies just a small area of the building.

Access to the warehouse is at the front of the property by way of a manual shutter leading directly into the warehouse space. A separate entrance is to the side, and which is also secured by a shutter.

The property includes to the front a car parking area.

APPROXIMATE MEASUREMENTS:

Entrance: - Width 3.465m x height 2.810m / 11ft 4 x 9ft 2"

2nd Entrance: - Width 2.691m x height 3.618m / 8ft 8 x 11ft 9"

Ground floor:

L-shaped main area: 785sq m. / 8,450sq ft

Office space: 22sq m. / 237sq ft

First floor:

Offices / Storage: 61sq m. / 657sq ft

TENURE:

We are given to understand that the property is freehold.

ASKING PRICE:

Offers for the freehold interest are invited in the region of £1,500,000.

VAT:

We are informed that the property is not elected for VAT.

EPC:

The premises has an EPC rating of E.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £69,000 per annum. We would still advise all interested parties to make their own enquiries with the relevant council and to confirm the actual rates payable.

PLANNING:

The property is currently used for storage by independent flooring specialists.

We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



HM Land Registry
Official copy of
title plan

Title number **SGL464359**
Ordnance Survey map reference **TQ4676SE**
Scale **1:1250**
Administrative area **Bexley**



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Our client has informed us that the areas marked yellow are within the demise. Interested parties are recommended to make their own enquiries to confirm the same.