



Unit 2J St. Marks Industrial Estate, 439 North Woolwich Road, London, E16 2BS

Large warehouse facility with offices close to the A406 and A12
with excellent road links into Central London

- Maximum eaves of 5.8 metres
- Full height loading shutter and personnel entrance
- Large open plan warehouse facility with ancilliary office space
- Parking spaces available within communal yard

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Summary

Available Size	5,797 sq ft
Rent	£90,000 per annum
Rates Payable	£29,952 per annum This is based on the 2023 valuation but prospective tenants should carry out further research.
Rateable Value	£58,500
Service Charge	£0.40 per sq ft
EPC Rating	Upon Enquiry

Description

The property provides a large open plan warehouse space with maximum eaves of 5.8 metres. There is access available from a large full height loading door as well as a separate personnel entrance. There is a small office space on the ground floor along with 2 WCs in addition to some office space on the first floor. There is a communal yard area and the ability to park in front of the unit as well as communal spaces within the estate. It will be suitable for general industrial uses and it benefits from a 3 phase 400A electric supply.

Location

St Marks Industrial Estate is located south of Royal Albert Docks on North Woolwich Road (A1020). It is approximately 500 metres way from Pontoon Dock DLR station and City Airport 1.5km away. Thames Barrier Park which offers open park land with a café overlooking the River Thames. The property is well located for the A13 providing access towards central London and East in to Barking and Essex.

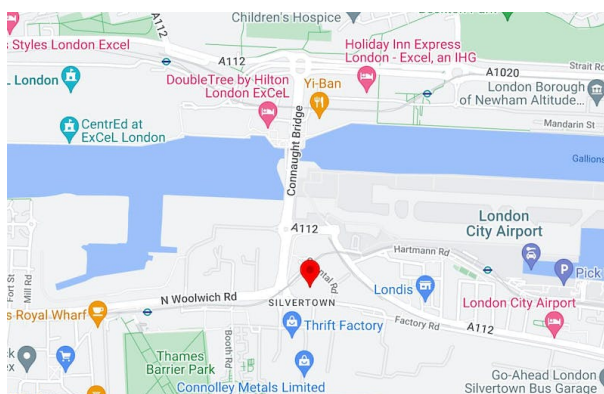
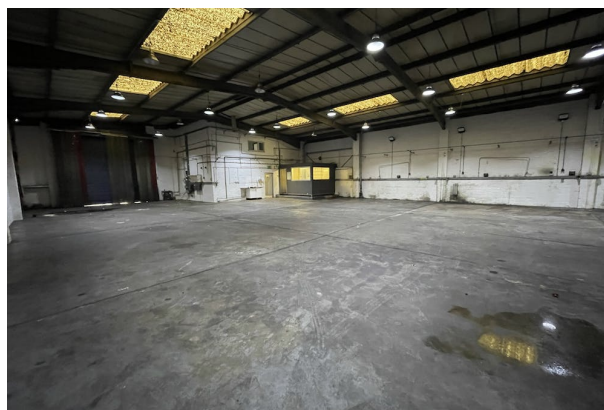
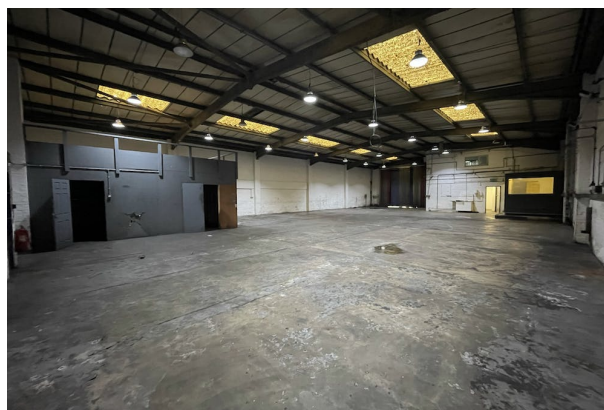
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor warehouse	5,345	496.57
First floor office	452	41.99
Total	5,797	538.56

Legal Costs

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent and are payable upon completion, subject to VAT. An undertaking for legal costs will be required for the landlords solicitors which are expected to be £1804 for the lease and £876 for the rent deposit deed.



Viewing & Further Information

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