



Unit 1D-1E 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 5.65 metres
- Full height loading shutter and personnel entrance
- Large open plan warehouse facility with ancilliary office
- Parking spaces available within communal yard

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	3,700 to 7,400 sq ft
Rent	£60,000 - £120,000 per annum
Rates Payable	£37,376 per annum Both units are currently assessed jointly but we expect a reduction if split and taken individually. Tenants to carry out further research.
Rateable Value	£73,000
Service Charge	£0.40 per sq ft
EPC Rating	Upon Enquiry

Description

There are 2 properties available offering a warehouse facility with ancillary office space on the first floor. The ground floors provide 2 WCs and a small kitchen/welfare facility before leading into the open plan warehouse with maximum eaves of 5.65m. They benefit from a full height loading shutter door as well as a 3 phase electrical supply. Suitable for a number of industrial uses and general storage. They can be taken independently or together.

Location

St Marks Industrial Estate is located south of Royal Albert Dock 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.

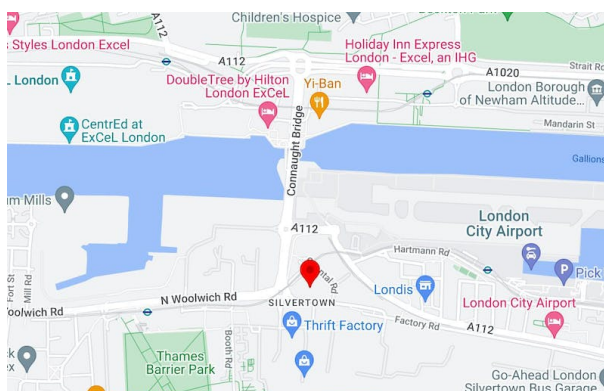
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
1D	3,700	343.74	£60,000 per annum
1E	3,700	343.74	£60,000 per annum
Total	7,400	687.48	

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 £1700 for the lease and £876 for the rent deposit deed.



Viewing & Further Information

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