



Land On North Woolwich Road, North Woolwich Road, London, E16 2DA

Flat, part surfaced land close to City Airport available on a new
lease for up to 7 years

- Close to transport links
- Connected to water and electric services
- Part surfaced
- Suitable to a variety of uses (subject to necessary consents)
- Secured site with double gated entrance
- Lease up to 5 years

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Summary

Available Size	29,309 sq ft
Rent	£100,000 per annum
Business Rates	We recommend the ingoing tenant make their own enquiries to the local authority, Newham Council
Service Charge	N/A
EPC Rating	EPC exempt - No building present

Description

The property is a triangular piece of land surrounded with palisade fencing with a double gated entrance from North Woolwich Road. The site is mostly surfaced with only a few areas having a compacted hardcore covering. We believe water and electric supplies are on site ready for distribution. The site will suit open storage uses or others to be approved.

Location

The land is located south of Royal Victoria Docks on North Woolwich Road (A1020). It is approximately 500 metres way from Pontoon Dock DLR station providing access to City Airport (1.5km away) and Stratford via Canning Town on the DLR link within 10 minutes. Also in the area is Thames Barrier Park which offers open park land with a café overlooking the Thames Barrier and Greenwich, south of the river. The property is well located for the A13 providing access towards central London and East in to Barking and Essex.

Accommodation

The accommodation comprises of the following

Description	sq ft	sq m
Total site area	29,309	2,722.90
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Viewings

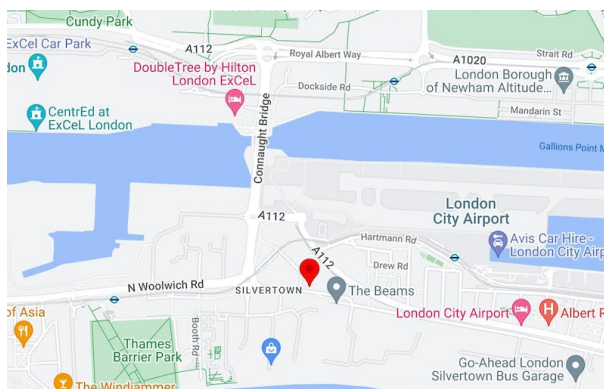
Strictly by appointment only via the sole agent, Dobbin and Sullivan.

Lease

A new full repairing and insuring lease for a term to be agreed.

Legal Costs

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 5% of one year's rent and are payable upon completion,subject to VAT. An undertaking for legal costs may 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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