



Unit 2K 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
- Air conditioned office space over ground and first floor
- Large roller shutter access with separate personnel entrance
- Parking spaces available and communal yard access

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Summary

Available Size	6,260 sq ft
Rent	£125,000 per annum
Rates Payable	£20,084.75 per annum We would recommend any incoming tenant make further enquiries to the local authority
Rateable Value	£40,250
Service Charge	£2,425 per annum This is the estimated annual charge per annum for Unit 2k
EPC Rating	C (57)

Description

The property is a large warehouse with ancillary office space which benefits from air conditioning in the ground floor section. The warehouse space benefits from a full size electric roller shutter, eaves of 5.8M, 100 amp 3 phase power and warehouse lighting. There is an additional mezzanine storage area to the rear. The property also benefits from two WC's and a kitchen.

Location

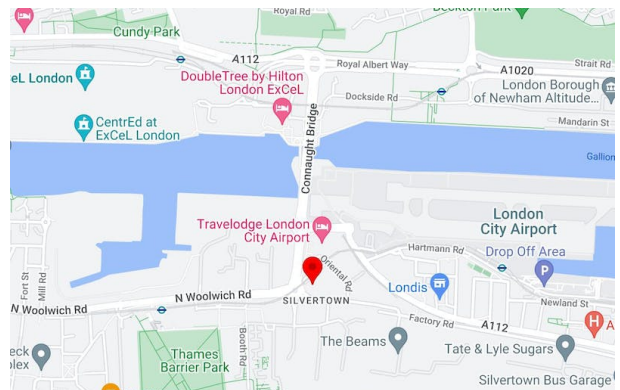
St Marks Industrial Estate is located south of Royal Victoria Docks on North Woolwich Road (A1020). It is approximately 500 metres way from Pontoon Dock DLR station and City Airport 1.5km away. Thames Barrier Park which offers open park land with a café overlooking the River Thames. The property is well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

Accommodation

Description	Sq ft	Sq m
Main Warehouse aera	4,097	380.62
Ground floor offices and ancillary	1,156	107.40
First floor offices	1,007	93.55
Rear mezzanine	789	73.30
Total	7,049	654.87

Legal Costs

The incoming 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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