BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

# TO LET

## DETACHED UNIT APPROX 17,625 SQ FT (1,638 SQ M) WITH CAR PARK AND REAR YARD * RENT REDUCED *

**Rent: £295,000 Per Annum**

Solar House
Alpine Way
London
Greater London
E6 6LA

- Fronting Alpine Way next to Beckton Retail Park
- 1 acre (0.4 ha) site
- Approx. 7.0m eaves
- Approx. 0.5 mile from A13
- Two loading doors
- Offices/welfare facilities

# SOLAR HOUSE, ALPINE WAY, LONDON, GREATER LONDON, E6 6LA

## Location
London Industrial Park is approx. 0.5 miles south of the A13 and only approx. 10 minute walk from Beckton DLR station. The A13 links with j30 of the M25, the City, Blackwall Tunnel and M11. Nearby occupiers include Beckton Retail Park, Selco Builders Merchant, Britvic and BSS.

## The Property
A detached property of steel frame construction and fully metal profile clad elevations on a private fenced and gated site.

Three-storey offices in front of the building comprise open plan and sperate rooms with welfare facilities. The upper floors are served by a passenger lift and staircase. The space benefits from comfort cooling, suspended ceiling with recessed lights and perimeter trunking.

To the rear is the unit accessed via two loading doors, providing clear span open space with an eaves height of approximately 7.0m. The is LED lighting and works toilets.

Externally, there is parking to the front and side access leading to a good size regular shaped yard to the rear.

## Accommodation
The approximate floor areas are:

| | Sq Ft | Sq M |
|---|---|---|
| Unit | 8,769 | 814.64 |
| Ground floor | 3,893 | 361.66 |
| First floor | 3,827 | 355.53 |
| Second floor | 1,136 | 105.53 |
| Yard/parking | 30,000 | 2,787 |
| **TOTAL** | **43,560** | **4,046.72** |

## Terms
To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

## Figures
Offers in the region of £295,000pax

## VAT
We have been advised that the rent is not subject to VAT.

## Legal Costs
Each party is responsible for the payment of its own costs.

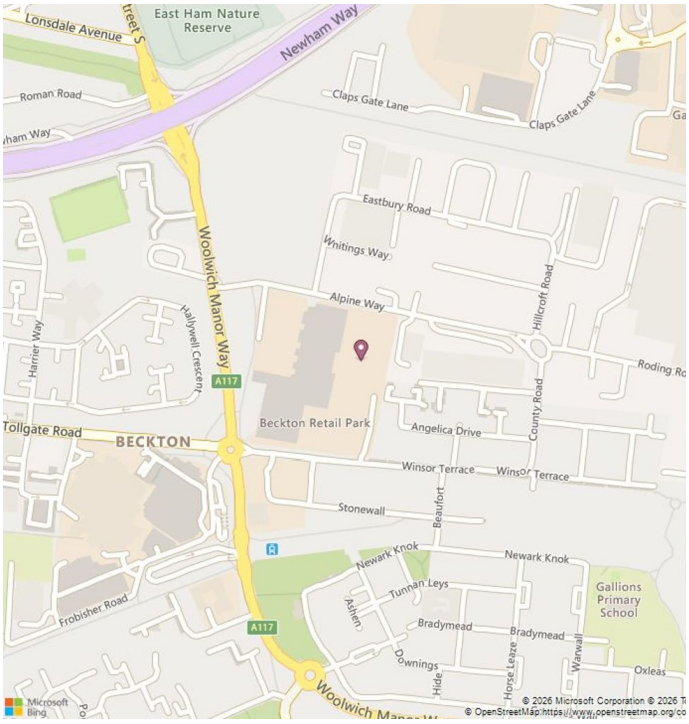
## Energy Performance Certificate (EPC)
The EPC rating is C70, expiring April 2036.

## Business Rates
The Rateable Value (2026) is £335,000 although interested parties are advised to satisfy themselves in this respect.

## Anti Money Laundering
All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

## Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

## Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk





Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH



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