

INDUSTRIAL WAREHAUS
PROPERTY GROUP

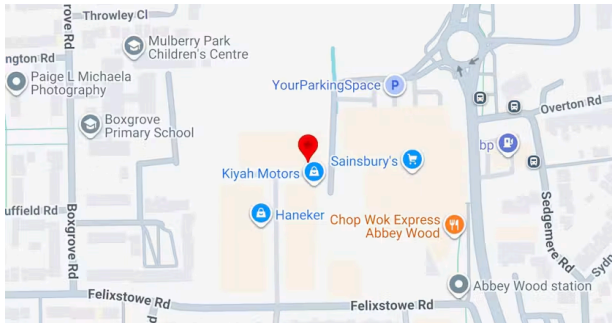
Unit 1, Lyndean Industrial Estate, Felixstowe Road, Abbey Wood, London SE2 9SG

Industrial Unit To Let | 4,575 sq ft | £59,500 per annum exclusive

End of terrace Single Storey Industrial Unit with a Mezzanine Floor, First Floor Offices and Loading/Parking Facilities

Accommodation

Name	sq ft	sq m
Unit - Industrial	3,733	346.81
Mezzanine - Storage	436	40.51
1st - Offices	842	78.22
Total	**5,011**	**465.54**



Summary

- Rent: £59,500 per annum
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Unit is located on Lyndean Industrial Estate situated to the west of Harrow Manor Way (A2041) access to which is gained via Overton Road. Abbey Wood Station (Cross Rail Line & North Kent Line) is a short walk from the Estate providing regular services to Central London, Isle of Dogs and Heathrow.

Description

End of terrace Single Storey Industrial Unit with a Mezzanine Floor, First Floor Offices and Loading/Parking Facilities.

Amenities & Specifications

Build Status: 2nd Hand - Existing
Planning Status: Planning Consented - Detailed planning

Key Points

- Gas Supply
- Lighting
- Loading/Parking Facilities
- Mezzanine Floor
- Offices (First Floor)
- Roller Shutter (Electric)
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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