

INDUSTRIAL WAREHAUS
PROPERTY GROUP

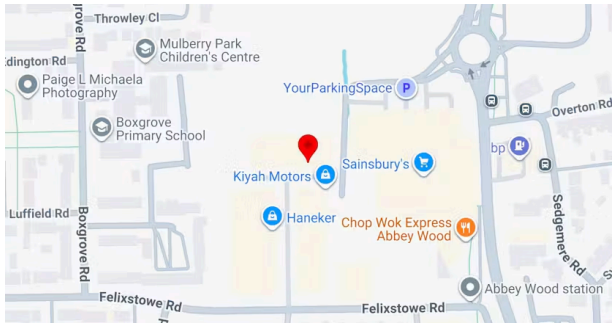
Unit 1 & Unit 2, Lyndean Industrial Estate, Felixstowe Road, Abbey Wood, London SE2 9SG

Industrial Unit To Let | 9,589 sq ft | £124,750 per annum exclusive

Two adjacent Single Storey Industrial Units with First Floor Offices and Loading/Parking Facilities

Accommodation

Name	sq ft	sq m
Unit - Unit 1 - Industrial	3,733	346.81
Mezzanine - Unit 1 - Storage	436	40.51
1st - Unit 1 - Offices	842	78.22
Unit - Unit 2 - Industrial	3,736	347.09
1st - Unit 2 - Offices	842	78.22
Total	**9,589**	**890.85**



Summary

- Rent: £124,750 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 Units are 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

Two adjacent Single Storey Industrial Units with 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 (Unit 1)
- Offices (First Floor)
- Roller Shutters (Electric)
- Three Phase Electricity Supply
- WC Facilities

Terms

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

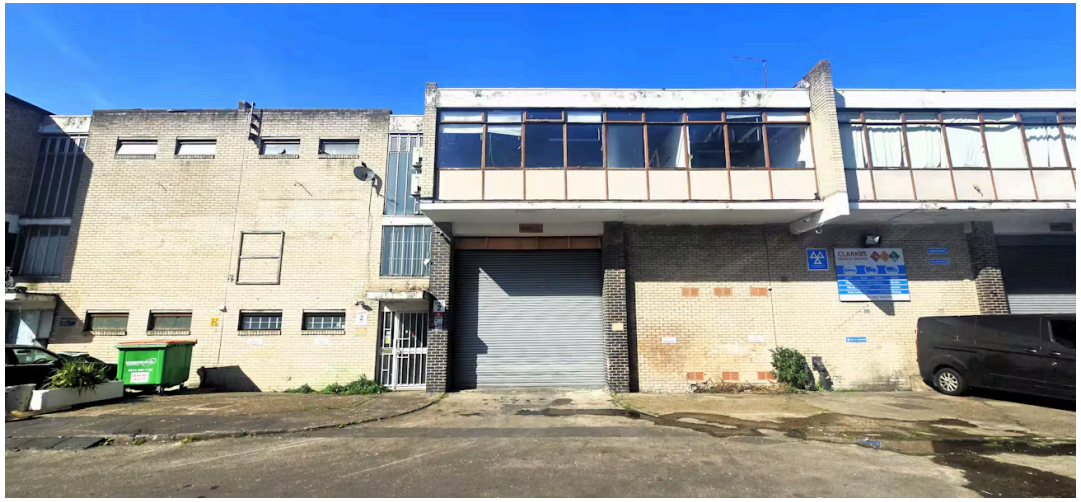
The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

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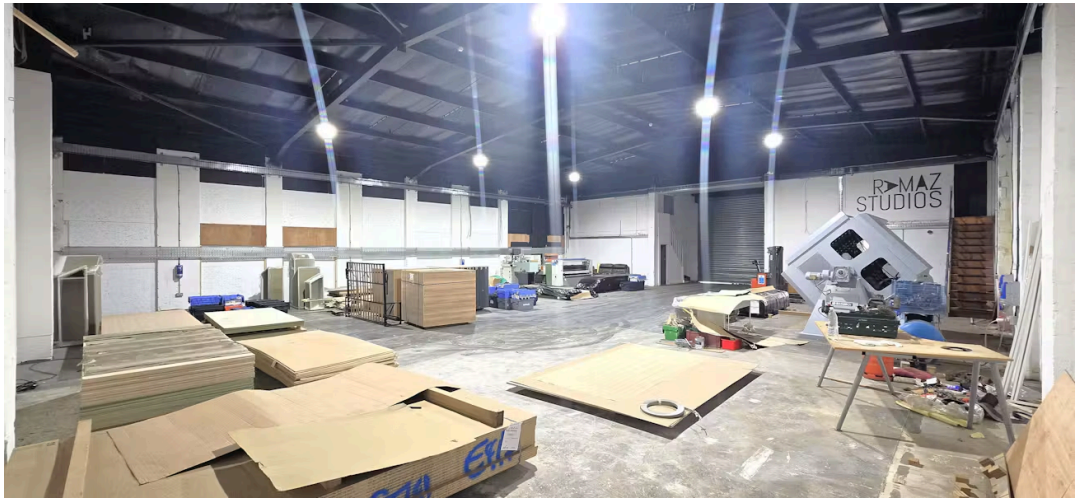
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