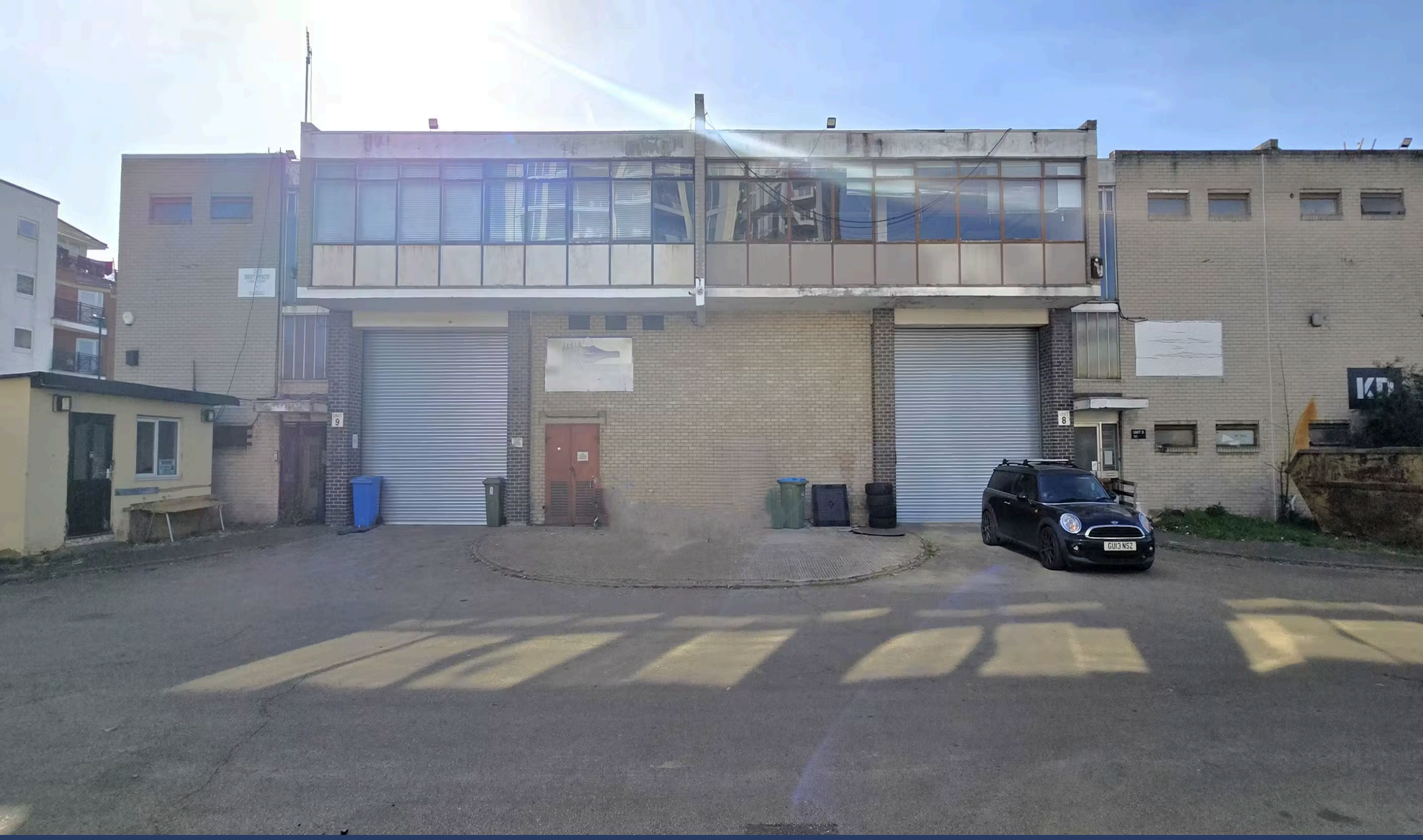


INDUSTRIAL WAREHAUS
PROPERTY GROUP

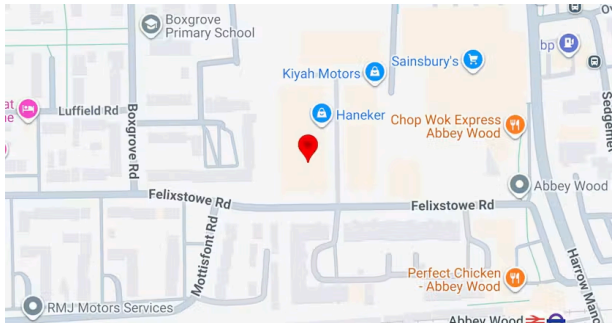
Unit 7, Unit 8 & Unit 9, Lyndean Industrial Estate, Felixstowe Road, Abbey Wood, London SE2 9SG

Industrial Unit To Let | 19,917 sq ft | £259,000 per annum exclusive

Three adjacent, two interconnecting, Single Storey Industrial Units with First Floor Offices and Loading/Parking Facilities

Accommodation

Name	sq ft	sq m
Unit - Unit 7 - Industrial	5,681	527.78
Mezzanine - Unit 7 - Storage	220	20.44
1st - Unit 7 - Offices	842	78.22
Unit - Unit 8 - Industrial	5,710	530.48
1st - Unit 8 - Offices	856	79.53
Unit - Unit 9 - Industrial	5,752	534.38
1st - Unit 9 - Offices	856	79.53
Total	**19,917**	**1,850.36**



Summary

- Rent: £259,000 per annum
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



Nicholas Westray
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nicholaswestray@iwpg.co.uk

Unit 7, Unit 8 & Unit 9, Lyndean Industrial Estate, Felixstowe Road, Abbey Wood, London SE2 9SG

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

Three adjacent, two interconnecting, 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
- Offices (First Floor)
- Roller Shutters (Electric) - Unit 8 & Unit 9 (New)
- 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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