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TO LET

INDUSTRIAL AND WAREHOUSE – 4,050 SQ FT (376.24 SQ M)

Unit 209 Westminster Industrial Estate, Westfield Street, Woolwich, London, SE18 5PH

DESCRIPTION

The property comprises of a mid-terrace industrial unit arranged as ground floor warehouse accommodation and first floor open plan offices. The warehouse benefits from 4.8m eaves, 3 phase power and electric roller shutter door. Externally parking is provided for 2 vehicles to the front of the unit along with the loading area and additional visitor parking nearby.

LOCATION

Westminster Industrial Estate is a prominent and established warehouse location situated to the north of the Woolwich Road (A206) dual carriageway and accessed from the junction at Warspite Road. The estate benefits from excellent access to the Blackwell Tunnel approach (A102 (M)) and South Circular (A205). There are numerous public transport provisions within walking distance including; buses to and from central London, DLR stations and Woolwich (Elizabeth Line) station.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	2,931	272.29
1st Floor Office	1,119	103.96
TOTAL	4,050	376.25

AMENITIES

- 24 hour security on-site
- 3 phase power
- 4.8m eaves height
- First floor offices

RENT

On application

RATEABLE VALUE

£40,000

Interested parties are however advised to make their own enquiries with the local authority.

SERVICE CHARGE

Service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.

LEGAL COSTS

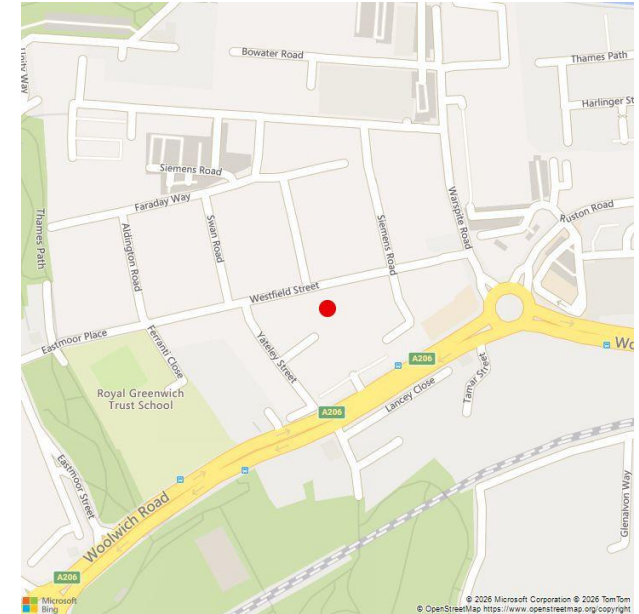
Each party is to be responsible for their own legal fees.

VAT

Applicable

EPC

The property has an EPC rating of B.

**VIEWINGS – 01322 285588**

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