



35.6 – 35.8 COBALT, WHITE HART AVENUE, THAMESMEAD, LONDON SE28 0GW



Photos taken in 2016

**MODERN INDUSTRIAL/WAREHOUSE WITH
COLD STORE/FOOD PREP AREA
7,024 – 24,995 SQ. FT.
(653 – 2,032 M²)**

TO LET



01322 475940
watsonday.com

LOCATION

The property is located on the Cobalt Estate accessed via White Hart Avenue, an established part of the West Thamesmead employment area. The adjacent A2016 provides direct access to Woolwich, the Blackwall Tunnel and Central London.

Travel times:-

- Blackwall Tunnel – 6 miles
- City Airport – 5 miles
- Canary Wharf – 8 miles
- Tower Bridge – 11 miles
- M25, J1A – 12 miles

DESCRIPTION

The property comprises a purpose built terrace of three units of steel portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors, minimum 35 KN per m²
- 3 phase (400 amp) power supply in each unit
- Part cold storage and chiller fit out
- First floor offices with suspended ceilings, inset lighting and perimeter trunking
- Approx. 20 metre yard depth

ACCOMMODATION

The units have the following gross internal areas:-

35.6	9,028 sq. ft.	(838.75 m ²)
35.7	8,943 sq. ft.	(830.83 m ²)
35.8	7,024 sq. ft.	(652.55 m ²)
Total	24,995 sq. ft.	(2,322 m²)
Freezer fit out (-22°C)	7,851 sq. ft.	(729.39 m ²)
Chiller fit out (-0°C)	1,549 sq. ft.	(143.91 m ²)
Food prep area	1,010 sq. ft.	(93.83 m ²)

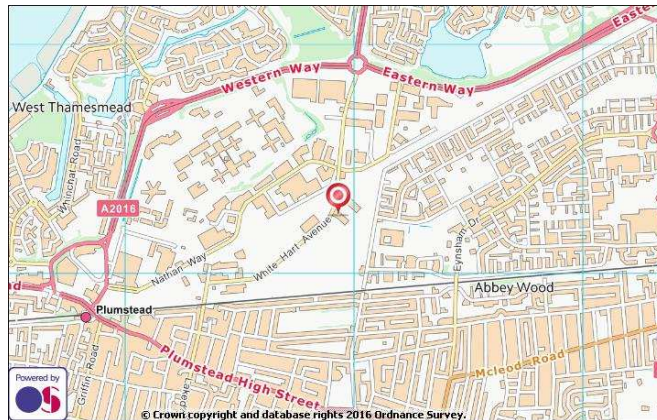
TERMS

The property is available on an assignment of the existing lease over the three units. Alternatively, consideration will be given to sub-letting a single unit.

RENT

On Application.

LOCATION PLAN



SERVICE CHARGE

The occupier will make a contribution for the upkeep and maintenance of the estate.

BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Unit 6	Warehouse & Premises	£76,500
Unit 7	Warehouse & Premises	£75,500
Unit 8	Warehouse & Premises	£58,000

Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

EPC

The property has the following assessments:-

Unit 6 – Band D (81)
Unit 7 – Band D (81)
Unit 8 – Band C (67)

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

richardturnill@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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