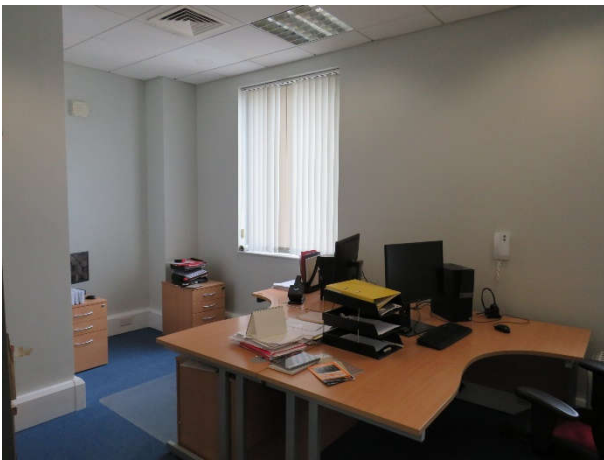


65.4 SIENNA PARK, WHITE HART AVENUE, WHITE HART TRIANGLE, THAMESMEAD, LONDON SE28 0GW

*** AVAILABLE JANUARY 2021***



**MODERN INDUSTRIAL/WAREHOUSE UNIT
WITH COMFORT COOLED OFFICES
8,476 SQ. FT. (787.48 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01322 475940
watsonday.com

LOCATION

The property is located on Sienna Park within White Hart Triangle, an established part of the West Thamesmead employment area. The adjacent A2016 provides direct access to Woolwich, the Blackwall Tunnel and Central London.

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

DESCRIPTION

The property comprises an end of terraced unit of 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 power supply
- Fitted kitchen to first floor
- Fully fitted comfort cooled first floor offices
- Perimeter trunking in offices
- Electrically operated sectional loading door
- Two WCs
- Ground floor shower room
- Generous concrete yard area

ACCOMMODATION

The property has the following gross internal areas:-

Ground Floor	7,265 sq. ft.	(674.98 m ²)
First Floor	1,211 sq. ft.	(112.48 m ²)
Total	8,476 sq. ft.	(787.84 m²)

TERMS

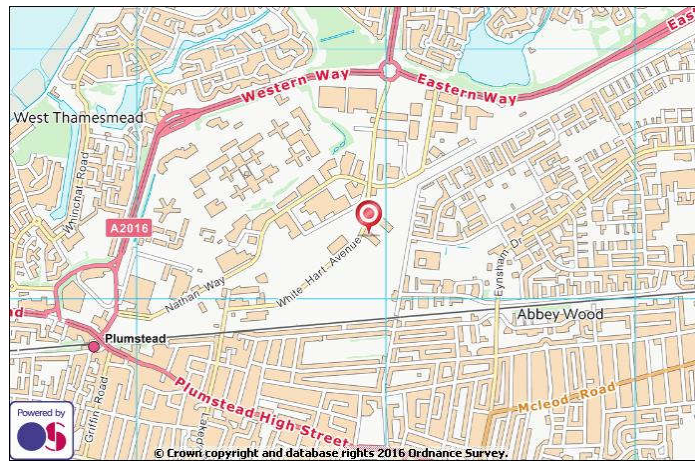
The property is available on a new full repairing and insuring lease with terms to be agreed.

RENT

The property is available at a quoting rent of £100,000 per annum exclusive.

SERVICE CHARGE

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



BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £70,500.

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

EPC

The property has been rated Band D (81). The Energy Performance Certificate is available to view on request.

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 07764 476915

richardturnill@watsonday.com

Joint Agents

HINDWOODS
0208 858 9303

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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