

115 NATHAN WAY, THAMESMEAD, LONDON SE28 0AQ



**INDUSTRIAL/WAREHOUSE UNIT WITH
TRADE COUNTER
2,955 SQ. FT. (274.48 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01322 475940
watsonday.com

LOCATION

The property is located on Nathan Way, 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 terrace unit under a North-lit roof. Salient features of the property are as follows:-

- Prominent position
- Clear span accommodation
- 3 phase power supply
- Fitted kitchen
- Fitted offices
- Steel shutter loading door
- Two WCs
- Fenced concrete yard area

ACCOMMODATION

The property has the following gross internal area: -

Ground Floor	2,955 sq. ft.	(274.48 m ²)
Total	2,955 sq. ft.	(274.48 m²)

TERMS

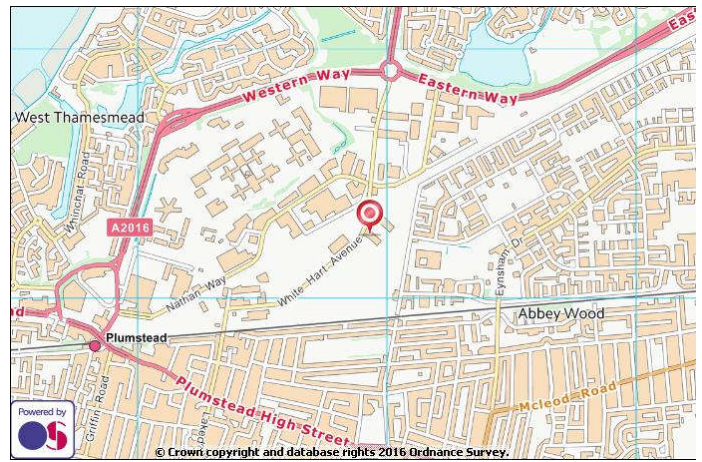
The property is available on an assignment or sublease for a term expiring 14th January 2024.

RENT

The property is available at a rent of £27,970 per annum exclusive.

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:-

Workshop and Premises - £17,250.

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 (84). 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 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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