

35.6 - 35.8



## FULLY REFURBISHED MODERN INDUSTRIAL/WAREHOUSE UNITS

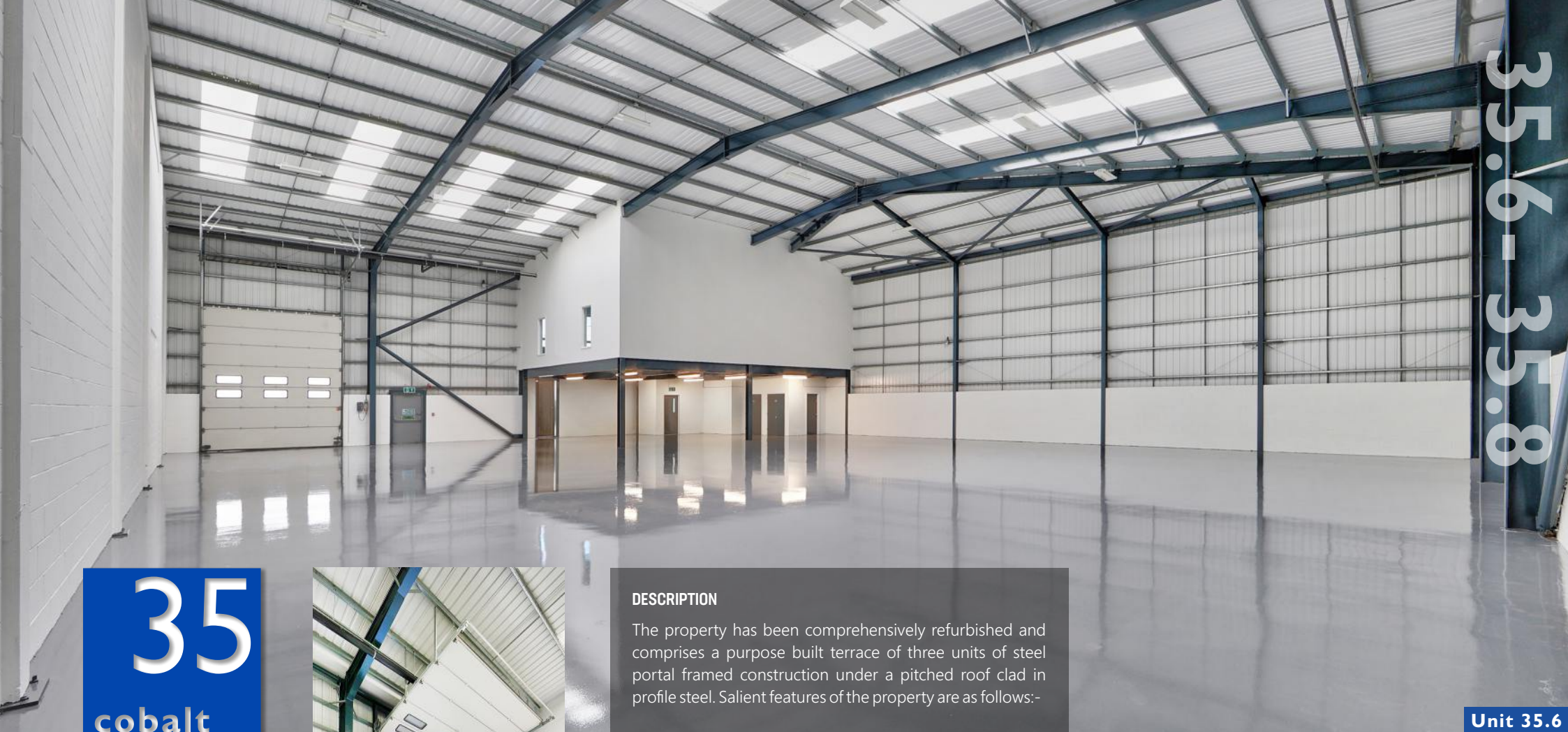
**35.6 -35.8 COBALT  
WHITE HART AVENUE  
THAMESMEAD  
LONDON SE28 0GU**

**7,024 SQ. FT. (653 M<sup>2</sup>) TO  
24,995 SQ. FT. (2,322 M<sup>2</sup>)**

# TO LET



35.6 - 35.8



# 35 cobalt

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WHITE HART AVENUE  
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LONDON SE28 0GU**



### DESCRIPTION

The property has been comprehensively refurbished and 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:-

- 24/7 unrestricted access
- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors, minimum 35 KN per m<sup>2</sup>
- 3 phase floor loading power supply in each unit
- LED motion detection and daylight controlled lighting in warehouse
- First floor offices with suspended ceilings, inset motion controlled LED lighting and perimeter trunking
- Approx. 20 metre yard depth.

**Unit 35.6**

### ACCOMMODATION

The units have the following gross internal areas:-

Unit	Office sq.ft. (sq.m)	Warehouse sq.ft. (sq.m)	Combined sq.ft. (sq.m)
<b>35.6</b>	1,308 (121.52)	7,720 (717.23)	9,028 (838.75)
<b>35.7</b>	1,266 (117.6)	7,677 (713.23)	8,943 (830.83)
<b>35.8</b>	1,266 (117.6)	5,758 (534.95)	7,024 (652.55)

**Total Combined 24,995 sq.ft. (2,322.13 sq.m)**

## 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.



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[what3words //thinks.rice.punchy](http://what3words.com/thinks.rice.punchy)



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**ENERGY PERFORMANCE CERTIFICATES**

**Unit 6 - D 81**

**Unit 7 - D 81**

**Unit 8 - C 67**

**BUSINESS RATES:**

The units are assessed for business rates as follows:-

**Unit 6 - £76,500**

**Unit 7 - £75,500**

**Unit 8 - £58,000**

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



**Unit 35.8**

35.6 - 35.8



**TERMS:** The units are available on new full repairing and insuring leases with terms to be agreed.

**RENT:** £14 per sq.ft. exclusive.

**VAT:** The property is elected for VAT.

**SERVICE CHARGE:** The occupier will make a contribution for the upkeep and maintenance of the estate.

**LEGAL COSTS:** Each party to bear their own legal costs.

**VIEWING:** Strictly via appointment with the sole agent:-

**Richard Turnill 07764 476915**  
richardturnill@watsonday.com

**James Clement 07843 190283**  
jamesclement@watsonday.com

