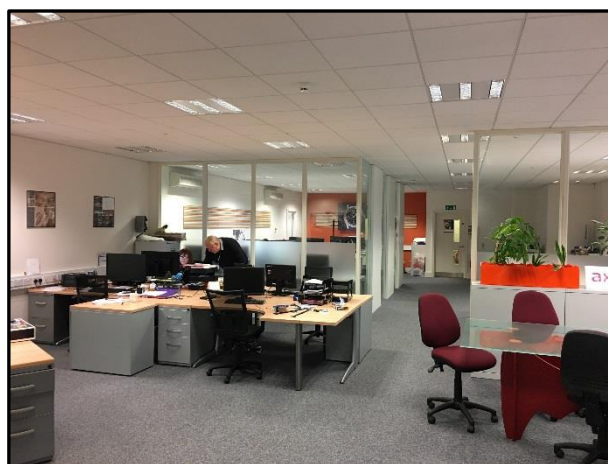




35.9 – 35.10 COBALT, WHITE HART AVENUE, THAMESMEAD, LONDON SE28 0GW

*** TO BE REFURBISHED ***



**MODERN INDUSTRIAL/WAREHOUSE UNITS
WITH ADDITIONAL OFFICE
8,977 – 18,137 SQ. FT. (834 – 1,685 M²)
PLUS OPTION FOR ADDITIONAL MEZZANINE**

TO LET



01322 475940
watsonday.com

LOCATION

The property is located on the Cobalt Estate 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

For location click line or copy & paste to your browser

<https://w3w.co/wasp.fumes.vanish>

DESCRIPTION

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

- To be refurbished
- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors, circa 35 KN per m²
- 3 phase (400 amp) power supply in each unit
- Insulated sectional warehouse doors
- Fitted kitchens within office accommodation
- Separate male and female WCs (unit 35.10)
- Open plan offices with suspended ceilings
- Air conditioned offices (35.10)
- Available individually or as a pair
- Available now

ACCOMMODATION

The property has the following gross internal areas:-

Unit 35.9

Ground Floor	7,815 sq. ft.	(726 m ²)
First Floor	<u>1,163 sq. ft.</u>	<u>(108 m²)</u>
TOTAL	8,977 sq. ft.	(834 m²)

Unit 35.10

Ground Floor	7,995 sq. ft.	(739 m ²)
First Floor	<u>1,206 sq. ft.</u>	<u>(112 m²)</u>
TOTAL	9,160 sq. ft.	(851 m²)

Additional mezzanine 5,203 sq. ft. (483 m²)

TERMS

The units are available individually or as a pair on a new full repairing and insuring lease.

LOCATION PLAN



RENT

£14.50 per sq. ft. per annum

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 35.9	Warehouse & Premises	£103,000
Unit 35.10	Warehouse & Premises	£105,000

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

ENERGY PERFORMANCE CERTIFICATES

The property has the following assessments:-

Unit 35.9 – Band D (77). Valid until 23/12/2028
Unit 35.10 – Band D (83). Valid until 23/12/2028.

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

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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