

GREENWICH

UNIT 14-15 RAMAC WAY
SE7 7AX

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET – TRADE COUNTER / WAREHOUSE PREMISES WITH PARKING
FROM 2,937 SQ FT TO 5,907 SQ FT PLUS MEZZANINE**



Location / Description

Charlton is located in South East London within the Royal Borough of Greenwich, approximately 9 miles (14.5 km) east of Central London, 12 miles (19.6 km) west of Dartford and 2.5 miles (4 km) east of Greenwich. The estate benefits from excellent road connection with the A206 providing access via the Blackwall Tunnel/A102, to Central London, Canary Wharf, the A406/M11 and M25.

The property forms part of established, trade-focused industrial estate, incorporating various national tenants/occupiers including Screwfix, Tool Station, Plumbase, and Crown Decorating Centre.

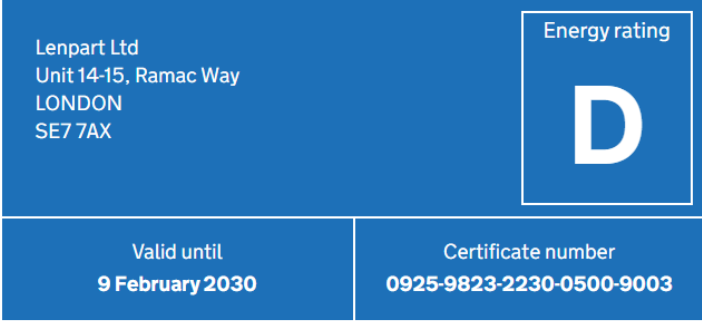

The premises are arranged internally to provide principally open warehouse space with ancillary offices plus mezzanine and is considered suitable for a wide range of occupiers. Such benefits from electronically operated 5m roller shutter doors, separate pedestrian door access and a minimum eaves height of 6.5m.

Accommodation

(with approximate gross internal areas)

Ground Floor:	5,369 sq ft	(498.80 sq m)
First Floor Offices:	538 sq ft	(49.98 sq m)
Total:	5,907sq.ft	(548.78 sq m)
Mezzanine:	3,336 sq ft	(309.92 sq m)

Ref: TA/5526

Terms	EPC
<p>The premises are to be let on the basis of a new, effectively full repairing and insuring lease for a term of years to be agreed, at a commencing rent of £110,000 per annum exclusive.</p> <p>Alternatively, our clients will consider a letting of each unit in isolation at a rent of £55,000 per annum exclusive.</p>	 <p>Lenpart Ltd Unit 14-15, Ramac Way LONDON SE7 7AX</p> <p>Energy rating D</p> <p>Valid until 9 February 2030</p> <p>Certificate number 0925-9823-2230-0500-9003</p>
Rating Assessment	Service Charge
<p>We understand from the Valuation Office Agency (VOA) that the ratable values from 1st April 2023 are:</p> <p>Unit 14: £38,750 Unit 15: £39,750</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>A service charge is levied towards maintenance of the Estate. Full details are available upon request.</p>
VAT	Further Information
<p>The property is elected for VAT and thus VAT shall be payable upon rental amounts under current legislation.</p>	 <p>01689 875 511</p> <p>Contact: Toby Allitt ta@linays.co.uk Mandeep Cheema mc@linays.co.uk</p>

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.
These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property