

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **A DEVELOPMENT OF NEW BUSINESS UNITS TO LET OR FOR SALE**

TWO TERRACES OF MODERN BUSINESS UNITS SUITABLE FOR LIGHT INDUSTRIAL/WAREHOUSE AND OFFICE USES AVAILABLE WITH COMPLETION DUE AT THE END OF APRIL 2007

### **GLENGALL ROAD PECKHAM SE15**

#### **LOCATION**

The properties are situated just off the A2 (Old Kent Road) one and half miles South East of Tower Bridge with main frontage to Glengall Road and are in close proximity to The City, West End and Canary Wharf and within easy access of the A2 and the South Circular. The property has excellent links with overground and underground train services and numerous bus routes have stops on Glengall/Old Kent Road.



## **DESCRIPTION**

The property will comprise of two terraces units 1-8 and 9-13. The units will be of two storey business design suitable for a combination of light industrial/warehouse and offices uses. The ground floor will be finished to a shell condition with roller shutter access to the service yard. The first floor will be finished to an office of high standard. Each unit will benefit from dedicated car parking and loading areas accessed from a secure shared service yard.

## **ACCOMMODATION**

<b><u>UNIT NO</u></b>	<b><u>STATUS</u></b>	<b><u>AREA (SQ FT)</u></b>	<b><u>AREA (SQ M)</u></b>
<b>Unit 1</b> Ground 1 <sup>st</sup> Floor	LET LET	9,545 9,545	886.5 886.5
<b>Unit 2</b> Ground 1 <sup>st</sup> Floor		5,470 5,470	508.5 508.5
<b>Unit 3</b> Ground 1 <sup>st</sup> Floor		3,645 3,645	338.5 338.5
<b>Unit 4</b> Ground 1 <sup>st</sup> Floor		4,265 4,265	396.5 396.5
<b>Unit 5</b> Ground 1 <sup>st</sup> Floor		3,810 3,810	354.5 354.5
<b>Unit 6</b> Ground 1 <sup>st</sup> Floor		4,075 4,075	379 379
<b>Unit 7</b> Ground 1 <sup>st</sup> Floor		1,890 1,890	176 176
<b>Unit 8</b> Ground 1 <sup>st</sup> Floor		1,970 1,970	183 183
<b>Unit 9</b> Ground 1 <sup>st</sup> Floor		2,445 2,445	227 227
<b>Unit 10</b> Ground 1 <sup>st</sup> Floor		2,015 2,015	187.5 187.5
<b>Unit 11</b> Ground 1 <sup>st</sup> Floor		2,520 2,250	234.5 234.5
<b>Unit 12</b> Ground 1 <sup>st</sup> Floor		2,760 2,760	256.5 256.5
<b>Unit 13</b> Ground 1 <sup>st</sup> Floor		3,025 3,025	282 282

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

### **TENURE**

Each property is available freehold or leasehold. A new management company will be set up dedicated to running the common parts of the estate for which a pro rata service charge will be levied to ensure good maintenance of the common parts. The management company will be owned by the shareholders of the estate to control quality and contain costs.

### **USE/PLANNING**

We understand the property currently falls within class B1 (Office/Light Industrial) and B8 (Warehouse) of the Current Town and Country (Use Classes) Order and would suit a variety of uses. If early agreement is reached minor alterations are possible to the development to suit individual requirements. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

### **RENT**

Prices for sales or rents available upon application.

### **AVAILABILITY**

Owing to expected popularity it is possible to secure a pre-sale or pre-let agreement. A non-returnable deposit of £5,000 is required to be paid to the developer's solicitors. This will enable a legal pack to be sent to a purchaser's solicitors and grant 28 days exclusivity in which to exchange contracts when 10% deposit is required.

### **V.A.T.**

VAT will be charged on the sales prices or rents

## **SUBJECT TO CONTRACT**