

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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LARGE WAREHOUSE BUILDINGS
WITH OFFICES
TO LET
IN PART OR AS A WHOLE

LOCATED ON THEIR OWN SELF-CONTAINED SITE AND WITH EXPANSIVE YARD/PARKING AND ACCESS TO ACCOMMODATE LARGE VEHICLES FOR LOADING AND UNLOADING AREAS. THESE PREMISES ARE AVAILABLE TO LET ON FLEXIBLE TERMS.

50 PURLAND ROAD, NATHAN WAY,
LONDON SE28 0AT

LOCATION

The property is situated in Purland Road which in turn is off Nathan Way in the Thamesmead area. Nathan Way is an established industrial and warehousing area with a number of well known businesses and provides excellent access to surrounding areas including river crossings at the Woolwich ferry and also the Blackwall Tunnel. Access to the main motorway network is relatively easy via the A2 and A20 and the property is well situated for servicing a wide catchment.



DESCRIPTION

The property comprises two main warehousing areas set on their own self-contained site providing yard/parking areas to the front and centre. The front area is arranged as an open plan warehouse. The Rear is divided in three distinct sections with ancillary accommodation.

There is good access for articulated lorries with loading doors up to 4.9m high and with eaves heights up to 5.3m.

Front and rear warehouses differ in age and accessibility and areas provide good clear span warehousing with roof lights providing excellent natural light, clear floor space and sliding or roller shutter door access with good eaves height with three phase power.

The property may be let as a whole or in part in units from 10,250 square feet to a total of 48,800 square feet.

There is a front office/reception and parking yard to the front. Office accommodation benefits from good natural light and central heating. Warehousing is accessible front and rear.

ACCOMMODATION

Front Warehouse –

Area 1	863.97m ²	9,300 ft ²		(approx)
Area 2	891.84m ²	9,600 ft ²		(approx)
Area 3	<u>873.26m²</u>	<u>9,400 ft²</u>		
Total			<u>2629.07m²</u> <u>28300 ft²</u>	(approx)

Rear Warehouse –

Area 1	952.22m ²	10,250 ft ²		(approx)
Area 2	952.22m ²	10,250 ft ²	<u>1904.44m²</u> <u>20500ft²</u>	(approx)

Total Warehousing

4533.51m² 48,800ft² (approx)

Reception Building –

Reception	21.83m ²	235 ft ²		(approx)
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Ground Floor –

Office	27.87m ²	300 ft ²		(approx)
Kitchen	14.86m ²	160 ft ²		(approx)

First Floor –

Office 1	27.87m ²	300 ft ²		(approx)
Office 2	<u>21.36m²</u>	<u>230 ft²</u>		
Total	91.96m ²	990 ft ²		

Rear Offices –**Ground Floor****Reception Hall**

Office 1	12.54m²	135 ft²	(approx)
Office 2	58.06m²	625 ft²	(approx)
Office 3	12.54m²	135 ft²	(approx)
Office 4	22.76m²	245 ft²	(approx)
Office 5	10.21m²	110 ft²	(approx)
Kitchen	<u>5.57m²</u>	<u>60 ft²</u>	(approx)
TOTAL	<u>121.68m²</u>	<u>1341ft²</u>	(approx)

Front Yard	780.36m²	8,400 ft²	(approx)
Central Yard	929.00m²	10,000 ft²	(approx)

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

TENURE

The property is offered by way of a new lease or leases on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand that the property most recently operated as a bonded warehouse and would therefore fall within Class B8 (Warehouse/Distribution) of the current Town and Country (Use Classes) Order. Alternative uses may be considered subject to any necessary consents.



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.



RENT

An initial rent of **£230,000 (two hundred and thirty thousand pounds)** per annum exclusive is sought for the entirety. Individual rents may be available for individual sections, subject to tenant requirements.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT