

## 65.3 SIENNA PARK, WHITE HART AVENUE, THAMESMEAD, LONDON SE28 0GW TO LET 6,471 SQ FT



### Location

The property is located on Sienna Park 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.

### Description

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

- 7.1 metre to haunch (8.1 metre to roof)
- Reinforced concrete floors, minimum 35 KN per m<sup>2</sup>
- 3 phase power supply
- Fitted kitchenette to first floor
- Fitted first floor offices
- Perimeter trunking in offices
- Electrically operated sectional loading door
- Ground floor WC
- Generous concrete yard area
- Unit under refurbishment

### Terms

The property is available on a new full repairing and insuring lease with terms to be agreed.

### Rent

The property is available at a quoting rent of £77,500 per annum exclusive.

### Service Charge

The occupier will make a contribution for the upkeep and maintenance of the estate.

### Business Rates

We understand from the VOA website that the current entry in the Rating List is Rateable Value £70,500. Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

### EPC

The unit is currently under refurbishment and will be re-assessed following the works.

### Also at:

Croydon

### Accommodation

The property has the following gross internal areas:-

|              |                      |                               |
|--------------|----------------------|-------------------------------|
| Ground Floor | 5,303 sq. ft.        | (492.66 m <sup>2</sup> )      |
| First Floor  | 1,168 sq. ft.        | (108.47 m <sup>2</sup> )      |
| <b>Total</b> | <b>6,471 sq. ft.</b> | <b>(601.13 m<sup>2</sup>)</b> |

### Legal Costs

Each party to bear their own legal costs.

### Viewing

Strictly prior arrangement with Hindwoods:

Kevin Bright: [k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)

Georgia Mason: [g.mason@hindwoods.co.uk](mailto:g.mason@hindwoods.co.uk)



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