

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

FOR SALE 2 STOREY B1 INDUSTRIAL UNIT **2,012 SQ FT + PARKING**



UNIT 22, ROPERY BUSINESS PARK ANCHOR & HOPE LANE CHARLTON, SE7 7RX GUIDE PRICE: £375,000

Commercial Property Agents & Surveyors

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	Situated within a well-established business park just off Woolwich Road (A206) and near the junction of Bugsby Way (A2052). The Blackwall Tunnel and Greenwich Peninsula are both within easy distance of the premises. The nearest mainline station is Charlton giving access to Woolwich, North Kent, Charing Cross and Cannon Street. The immediate surrounding area is a mix of industrial units, retail parks and residential premises.						
Description:	<p>The premises comprise a part single and part two storey, pitch roof industrial unit, with a split level mezzanine offering first floor offices and storage. There are 2 W.C.'s and tea point along with parking for 2 vehicles. All a little tired, but good useable space.</p> <p>The unit benefits from an electric roller shutter loading door, strip lighting, concrete flooring, some double glazing.</p> <p>The majority of the ground floor has good eaves height of 13.83 ft.</p>						
Accommodation:	<p>The premises have the following approximate GIA areas:</p> <table> <tr> <td>Industrial unit (including W.C. facilities and tea point)</td> <td>1,115 sq ft</td> </tr> <tr> <td>Mezzanine/First floor- Offices/ancillary space totalling</td> <td>897 sq ft</td> </tr> <tr> <td>TOTAL SPACE</td> <td>2,012 sq ft</td> </tr> </table>	Industrial unit (including W.C. facilities and tea point)	1,115 sq ft	Mezzanine/First floor- Offices/ancillary space totalling	897 sq ft	TOTAL SPACE	2,012 sq ft
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Business Rates:	Interested parties are advised to make their own enquiries to the local Authority, being the Royal Borough of Greenwich.						
Tenure	Available by way of sale of Virtual Freehold of approximately 970 years.						
VAT:	VAT is not applicable.						
Legal Fees:	Each party to bear their own legal costs.						
Viewing:	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125						

BL/EJ/RBP22/C00629

Misdescriptions Act 1991

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