

# FOR SALE or TO LET

## DETACHED PRODUCTION UNIT

Approx 32,632 sq ft (3,031 sq m) on 1.7 acres (0.69 ha)

143 Nathan Way, West Thamesmead Business Park



### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

67

This is how energy efficient the building is.

EPC Certification

TURNER MORUM LLP, 32-33 COWCROSS STREET, LONDON EC1M 6DF

**Misrepresentation Act 1967** 1. These particulars do not form any part of an offer or contract. 2. The accuracy of the information contained herein is not guaranteed and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to its correctness. 3. Neither Turner Morum nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property. 4. All areas quoted are approximate. 5. Service installations have not been tested. **Finance Act 1989** Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction

## **143 Nathan Way, West Thamesmead Business Park, London SE28 0AB**

### **Location**

West Thamesmead Business Park is located about 1 mile east of Woolwich and 10 miles from Central London. The property is situated fronting Nathan Way, at the junction with Purland Road, near the recently completed Iron Mountain building and White Hart Triangle development area.

The A2016 dual carriageway connects eastwards via the Dartford northern bypass to the M25 (junction 1A). The A206 links westwards with the South Circular Road, Woolwich Ferry, and Blackwall Tunnel. The nearest rail station is Plumstead with frequent trains to London Bridge, plus the recently opened DLR connection at Woolwich Arsenal.

### **Description**

A detached single storey industrial/office unit within a fenced, self-contained site. The building is of steel frame construction providing clear span production space plus storage bays on either side. There is a travelling crane which has not been tested but we are told it is in working order.

Externally the site provides ample hardstanding areas to the side and rear for car and truck parking.

Extensive refurbishment of the building including recladding was carried out in 2005.

### **Accommodation**

	<b>Sq Ft</b>	<b>Sq M</b>
Production/storage	29,213	2,713.9
Offices/ancillary	3,419	317.6
<b>Total</b>	<b>32,632</b>	<b>3,031.5</b>

### **Business Rates**

*Interested parties should rely on their own enquiries however approximate current figures are as follows:*

2010 Rateable Value      £108,000

Estimated Rates

Payable 2012/2013      £49,572.00 / £1.51psf

### **Terms**

The property will be available either to rent or via purchase of the long leasehold interest, expiring June 2048 at a rent of £6,223 per annum without review. Further details upon application.

### **Viewing**

Strictly by prior appointment with sole agents **TURNER MORUM:**

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