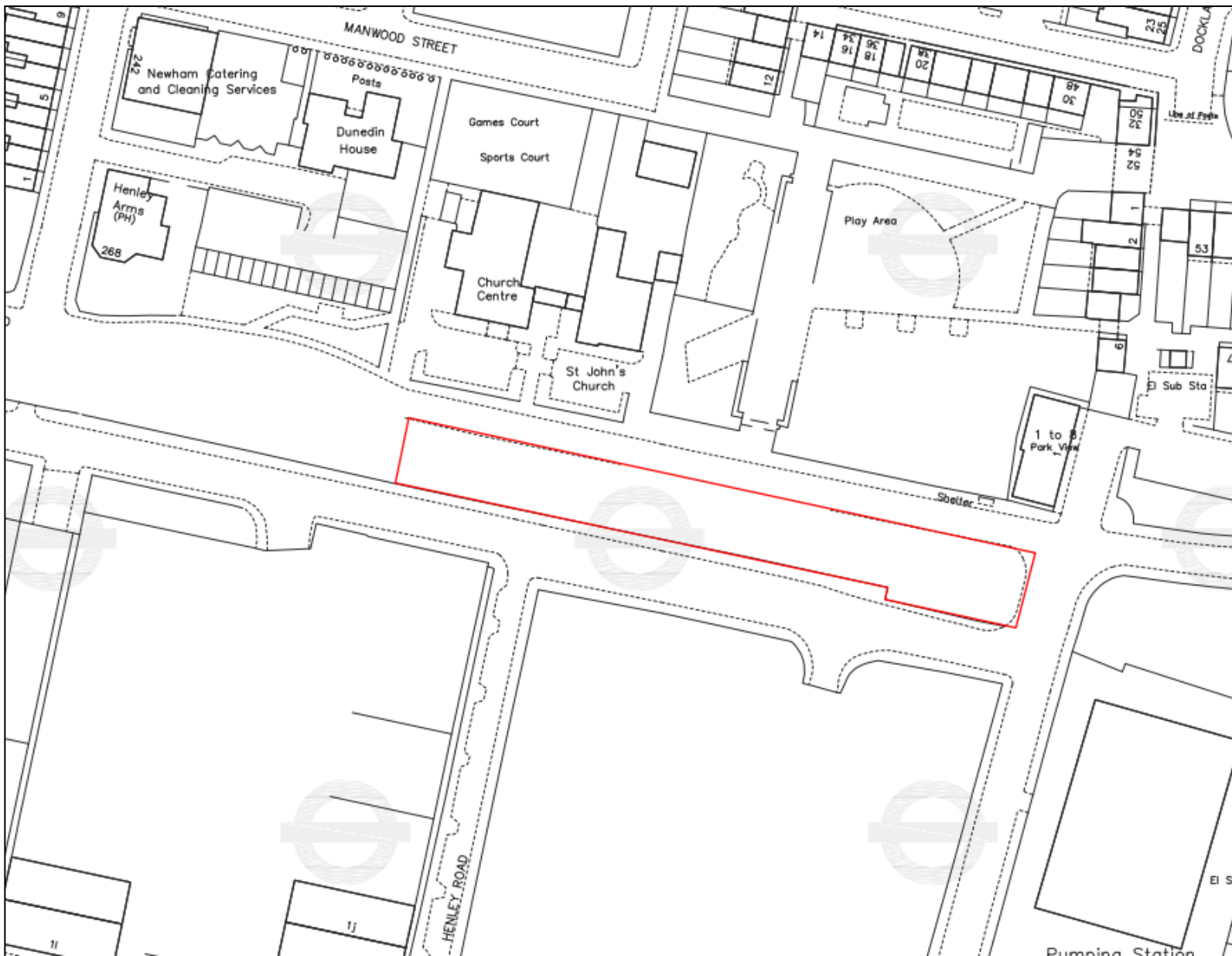


Land at
Factory Rd
Royal Docks
North Woolwich
London
E16 2JB



TO LET- Secure Open Storage Site

0.41 acres (18,054 sq ft)

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501

Location

The site is located to the south of the A112 Albert Rd in the London Borough of Newham. Access to the site is possible from both Factory Rd and Albert Rd. London City Airport is a short distance to the north of the property.

The area is well served by public transport with two bus routes passing the property on Albert Rd (473 & 474). King George V DLR Station is approximately 8 minutes' walk and provides a regular service to the city (Bank).

Areas

	Acres	Sq ft
Land at	0.41	18,054
Total	0.41	18,054

Legal Costs

The incoming tenant will be responsible for TfL's legal fees of £733 plus VAT.



Description

The site comprises of a long narrow secure compound / open storage site of approximately 0.41 acres (18,054 sq ft). The site is level and has a concrete / hardcore surface.

Terms

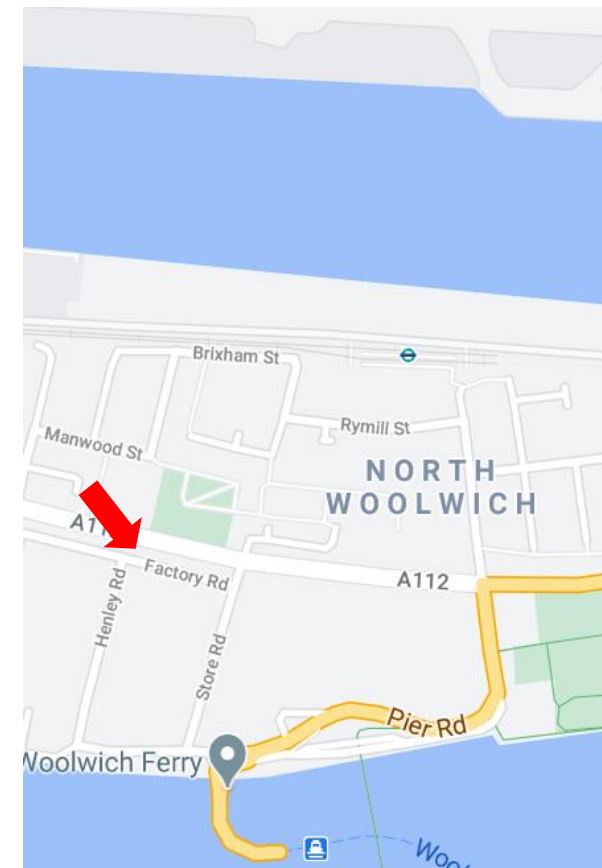
A new full repairing and insuring lease is available for a **term of 3 years**, outside the Security of Tenure Provisions of the Landlord and Tenant Act. The quoting rent is **£81,245 per annum exclusive (£4.50 psf)**.

Rates

Interested parties should make their own enquiries via the London Borough of Newham.

Planning

The site has been used for open storage & car parking for several years. We recommend that all interested parties make their own enquiries with the London Borough of Newham.



@GoogleMaps

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property December 2020.

Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

David Theobald:

Davidt@grantmillswood.com

Mobile: 07974 231 352

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