

OF INTEREST TO OWNER OCCUPIERS AND INVESTORS

FOR SALE
FREEHOLD
INDUSTRIAL/WAREHOUSE UNIT
679.16 SQ M (7,310 SQ FT)



UNIT 11 BLACKWALL TRADING ESTATE
LANRICK ROAD
LONDON E14 0JP

See important notice overleaf

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UNIT 11 BLACKWALL TRADING ESTATE, LANRICK ROAD, LONDON E14 0JP

DESCRIPTION & SITUATION Blackwall Trading Estate is located in Lanrick Road, a turning off Abbott Road close to its junction with East India Dock Road at the Canning Town flyover (A13) and is within London Borough of Tower Hamlets. Blackwall Tunnel is just over half a mile to the east and Canary Wharf is also close by. North Circular Road (A406) is approximately 4 miles to the east via the A13 and the M11 a further 4 miles to the north. London City Airport is approximately 2 miles to the south east. The City of London is approximately 4 miles to the east via East India Dock Road and Commercial Road (A13).

The property comprises a single storey industrial/warehouse building with first floor ancillary offices and providing the following features:-

- FEATURES**
- LOADING DOOR
 - FORECOURT PARKING FOR 3 CARS
 - FIRST FLOOR OFFICES
 - KITCHEN FACILITIES
 - CLEAR HEADROOM TO WAREHOUSE OF 4.94M

FLOOR AREAS Floor areas are gross internal and approximate only

	(sq m)	sq ft
Ground Floor	569.17	6,127
First Floor	109.99	1,183
Total Gross Internal Area	679.16	7,310

TERMS The property is for sale freehold with vacant possession or subject to the terms of a lease.

The property is let to JEP Industrial Ltd on a full repairing and insuring lease for a term of five years from 1 March 2011 at a rent of £46,000 pa exclusive. In the event that the lease is assigned to another tenant then the rent reverts to £58,500 pa exclusive. The lease excludes the security of tenure and compensation provisions of Sections 24-28 of the Landlord and Tenant Act 1954 and the landlord has an option to determine the lease at 3 months notice. The tenant has an option to determine the lease at 12 months notice.

PRICE Offers invited in the region of £910,000 plus VAT if applicable.
SUBJECT TO CONTRACT

RATES From verbal enquiry to the local charging authority.
Rateable value £46,250

LEGAL COSTS Each party to pay their own costs.

VIEWING Strictly by appointment through Sole Agents BOWYER BRYCE

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Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers 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 director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).