

 WHITE HART TRIANGLE

COBALT

35 WHITE HART AVENUE,
LONDON, SE28 0GU

**2 UNITS
REMAINING**

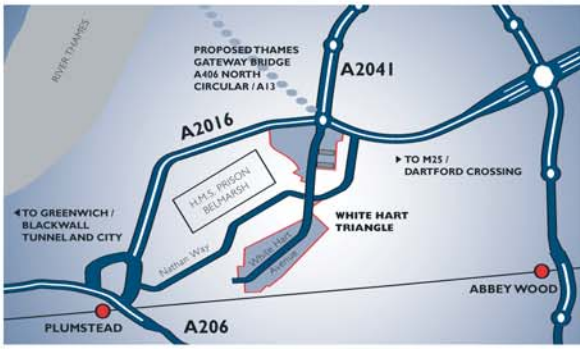


FOR SALE NEW INDUSTRIAL / WAREHOUSE UNITS

6,437 SQ FT (598 SQ M)

– 6,910 SQ FT (642 SQ M)

www.whiteharttriangle.com



LOCATION

White Hart Triangle is located approximately 10 miles to the south east of Central London off the A2016. The M25 motorway, junction 1a, is approximately 7 miles distant providing access to the national motorway network. White Hart Triangle also benefits from good public transport via Plumstead mainline station (London Bridge - 24 mins approx.) and nearby London City Airport, the Blackwall Tunnel and the A205 South Circular Road.

DESCRIPTION

Cobalt provides two terraces of industrial / warehouse units of steel portal frame construction with integral first floor offices and a spacious service yard.

TERMS – The units are for sale on a long-leasehold basis.

LEGAL COSTS – Each party to bear their own legal costs.



A development by Tilfen Land in association with London Development Agency and Greenwich Council

INDUSTRIAL BUILDING ALLOWANCES

It is expected that the premium payable by buyers of new 999 year leases will be eligible for industrial buildings allowances. These allowances generally enable a deduction to be claimed against profits each year of an amount equal to 4% of the price over 25 years on a straight line basis. These allowances are generally considered to be extremely valuable and every assistance will be given to new tenants by the lessor in enabling claims to be made successfully. It is important however that potential buyers take their own professional advice on this issue as the rules in this area are complicated. The above comments should not be taken as advice or recommendation by the lessor or this firm and are not to be relied on by buyers

SPECIFICATION

Warehouse:

- 8m min. clear height to eaves.
- Reinforced concrete floors minimum 35 KN/m².
- 3 phase electricity and gas supply.
- Up and over loading doors.
- Good parking and loading facilities.
- Secure gated shared yard and CCTV.

Offices:

- Flexible office content.
- Suspended ceiling with integral Cat II lighting.
- Fully carpeted.
- Perimeter trunking.
- WC facilities.

ACCOMMODATION

	GIAGround	GIA First Floor Offices	GIA Total
	FT2 (M2)	FT2 (M2)	FT2 (M2)
unit 1	SOLD TO BROWNSOVER WAITS LTD		
unit 2	5,274 (490)	1,163 (108)	6,437 (598)
unit 3	SOLD TO ARCHIVE UK LTD		
unit 4	SOLD TO GB ENGINEERING		
unit 5	SOLD TO ARCHIVE UK LTD		
unit 6	SOLD TO HUGO FOODS		
unit 7	SOLD TO HUGO FOODS		
unit 8	5,748 (534)	1,163 (108)	6,910 (642)
unit 9	SOLD TO AXIS (EUROPE) PLC		
unit 10	SOLD TO AXIS (EUROPE) PLC		

AREAS – Approximate gross internal areas in accordance with the RICS Code of Measuring Practice (Sixth Edition).

VIEWING – Strictly by appointment through joint sole agents:



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VOLUNTARY LEASE CODE: You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialresidential.co.uk. Tilfen Land has regard to the recommendations of the Voluntary Lease Code and is willing to consider proposals for alternative lease terms, any variation could have an effect on the quoted rent or terms.

MISREPRESENTATION ACT: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from the use of the particulars is hereby excluded. 04/08