



**UNIT 5 WOOLWICH TRADE PARK,
PETTMAN CRESCENT, LONDON
SE28 0BQ**

- Adjoining; Johnstone and Leyland Decorating Centre, City Electrical Factors and PTS Plumbing
- Fronting the A2016
- Adjoining unit of 2,425 (or whatever it is) also available
- Specialist trade park planning consent

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



RUMSEY & PARTNERS 22 GROSVENOR SQUARE LONDON W1K 6DT
T: 020 7499 6619 F: 020 7493 2454 E: info@rumseyandpartners.co.uk

LOCATION

The unit is situated in a terrace of purpose built trade units fronting the A2016 (Western Way) at the junction of the A206 (Plumpstead Road) on Pettman Crescent, just to the East of Woolwich Town Centre.

DESCRIPTION

The terrace is the first phase of a trade park development where consent also exists for further trade park units, a drive thru restaurant, car showroom and hotel development. The units benefit from excellent visibility and significant signage potential to Pettman Crescent.

We have unit 4 (Nice Floors on the photos) on a temporary letting but can get it back. Our clients would be willing to create one large unit out of units 4 and 5 providing close to 4,500 sq ft with 2 roller shutter doors.

ACCOMMODATION

The unit comprises a regular shaped warehouse of 2,245 sq ft (208.6 sq m).

The premises benefit from the following facilities/specifications:

- 4 dedicated car parking spaces
- Loading area
- 6m eaves
- Electric roller shutter door
- Glazed shop front
- Metered power supply and electrical ring
- Sodium lighting
- Gas fired high level warm air heater

PLANNING

The site benefits from a specialist trade park planning consent which specifically allows B1,2 and 8 uses including specifically the following uses;

Tool/plant hire, tyre/exhaust centres, kitchen and bathroom centre, auto components/accessories, glass merchant/window centre, electrical component distributors, windscreen centre, servicing/MOT centre, builders merchants, trade paint suppliers, plumbing supply centre, timber merchant, electrical power tool tractors, office furniture, floor covering, computer servicing units and any other use as a Trade Unit approved by the planners

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

RATES

The Valuation Office on-line rating list shows that the property has a rateable value of £21,250.

SERVICE CHARGE

The current service charge is £1,813 pa (£0.81 per sq ft). This includes for litter patrol, sweeping, gully cleaning, lighting, landscape maintenance, refuse disposal, security and repair contingency.

TERMS

£32,500 PER ANNUM exclusive plus VAT.

VIEWING

External viewings can be made without prior arrangement, internal viewings available at short notice through appointment with Rumsey and Partners.

CONTACT

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Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.



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