

**Unit 6, 108 Nathan Way, West Thamesmead
Business Park, Plumstead, London SE28 0AX**



By instruction from Vincent Green and Mark Newman of Vantis Business Recovery Services Re: Doric Signs Limited (In Members Voluntary Liquidation)

Modern end of terraced industrial unit forming part of a small estate and offered with immediate possession

- 3,432 sq ft (319 sq m)
- 14'0 (4.30m) eaves height
- Recently converted for the proposed use as a Social Club over two floors providing function rooms, kitchenette and WC facilities
- Excellent road and public transport links
- Long leasehold interest for sale

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Situation

The property occupies a small industrial estate on the corner of Nathan Way and Kellner Road to form part of the West Thamesmead Business Park, approximately half a mile from Plumstead overland rail station that provides a regular service to London Bridge, Cannon Street and Charing Cross.

Road communications are excellent with the A206 providing easy access to the City and the A102(M) Blackwall Tunnel Approach (3 miles) whilst junction 1A of the M25 and the Dartford River Crossing lies some eleven miles to the east via the A2016 (South Thames Development Route) and, thereafter the A206.

A number of bus routes nearby provide a frequent service to the surrounding area.

Description

The property was originally built as a single storey industrial/warehouse unit being of a steel portal frame construction with brick and upper steel profile clad elevations under a sloping roof incorporating translucent panels.

Loading is via a full height steel roller shutter door at the front.

The unit has recently been converted for the proposed use as a Social Club over two floors. The partly completed refurbishment works provide function rooms on each floor together with kitchenette and WC facilities.

The unit has an eaves height of 14'0 (4.30m) and a head room of 7'6" (2.30m) beneath the first floor.

The parking area in front of the unit is best approached from Kellner Road.

Floor Areas

All gross internal floor areas are approximate

Ground Floor	1,731 sq ft	161 sq m
First Floor	1,701 sq ft	158 sq m
Total	3,432 sq ft	319 sq m

Tenure

The property is held on a long lease for a term of 124 years from 25th March 1982, subject to a rent review every fourth year of the term. The rent payable is assessed on an amount equating to 14% of the rack rental or the rent previously payable thereto, whichever is the greater.

Rent

The current rent payable is £2,500 per annum, exclusive.

Price

Offers are invited in the region of £200,000 for the unexpired term of the leasehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
Tel: 020 7955 8454
Fax: 020 7403 1947

April 2009

2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

