

11 Selsdon Way City Harbour, London E14 9GL



On the instructions of Geoffrey Kinlan and Shay Bannon of BDO LLP, Joint Administrators to William Verry (Holdings) Limited

Headquarters Office Building

9,200 sq ft (855 sq m)

- High specification accommodation
- Waterside location with views over Millwall Outer Dock
- Excellent road and public transport links
- Long Leasehold For Sale £1.5M
- Consideration given to a letting as a whole or in floors

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Location

Selsdon Way can be found directly off East Ferry Road to form part of the City Harbour Development within the South Quay district on the Isle of Dogs.

Road communications are excellent with the A1206, (A1261) Aspen Way and the (A13) East India Dock Road all within close proximity whilst Crossharbour (Docklands Light Railway) Station is approximately two hundred yards to the north.

Description

A mid terraced headquarters office building being of brick construction with full height partial glazing to the stairwell under a multi pitched tiled and partially glazed roof.

The accommodation is arranged over lower ground, ground and two upper floors and provides a mix of cellular and open plan offices.

- 8 person passenger lift
- Kitchen and WC facilities
- Suspended ceilings
- Recessed Cat II lighting
- Underfloor trunking
- Comfort cooling
- Part air conditioned
- 40 car parking spaces in underground NCP car park (subject to service charge)

Tenure

The property is held on a long lease for a term of 999 years, less ten days from 30th May 1986 at a peppercorn rent.

Legal Costs

Each party shall bear its own costs.

Floor Areas

All net internal areas are approximate

Lower Ground	2,403 sq ft	223 sq m
Ground Floor	2,310 sq ft	215 sq m
First Floor	2,277 sq ft	212 sq m
Second Floor	2,210 sq ft	205 sq m
Total	9,200 sq ft	855 sq m

Terms

Offers are invited in excess of £1.5M for the unexpired term of the long leasehold interest.

Consideration will be given to a letting as a whole or on a floor by floor basis. Full details on request.

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.

Viewing

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



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2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

Edward Symmons LLP as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

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- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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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.

