

8 Kellner Road, 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)

Detached single storey industrial and office unit occupying a self contained site of 0.72 acres (0.29 ha)

- 9,296 sq ft (864 sq m)
- Set behind a landscaped area on established business park
- Excellent road and public transport links
- 6 Kellner Road totalling 4,848 sq ft (451 sq m) also available
- Long leasehold interest for sale

**Edward
Symmons**

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Situation

The property forms part of the West Thamesmead Business Park and is situated on the west side of Kellner Road close the junction with Nathan Way, 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 comprises of a detached single storey industrial and office unit with brick and block elevations under a double pitched roof incorporating translucent panels.

The unit is set behind a landscaped area and has a head room of 9'6" (2.90m) with loading to the side elevation. There is a staff room and WC facilities and gas fired warm air space heaters have been installed.

The accommodation at the front provides a mix of private and open plan offices, kitchen and WC facilities.

There is on site car parking whilst a range of outbuildings provide additional storage accommodation. A concrete surfaced yard offers good vehicular circulation and is approached through double gates that front Kellner Road.

Tenure

The property is held on a long lease for a term of eighty years from 25th December 1960 at a ground rent of £440 per annum, exclusive without review.

Floor Areas

All gross internal floor areas are approximate

Factory	8,106 sq ft	753 sq m
Offices	1,190 sq ft	111 sq m
Total	9,296 sq ft	864 sq m
Outbuildings	1,214 sq ft	113 sq m

Site Area

The property has a frontage to Kellner Road of 158'0 (48.2m) and a maximum depth of 207'0 (63.0m) to give a site area of 0.72 acres (0.29 ha).

Price

Offers are invited in the region of £300,000 for the unexpired term of the long 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.

Agent's Note

The adjoining property at 6 Kellner Road provides a further 4,848 sq ft (451 sq m) of industrial space and the long leasehold interest is for sale by separate negotiation. Full details are available on request.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
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Fax: 020 7403 1947

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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.

