

**6 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 1960's built single bay industrial unit occupying a self contained site of 0.32 acres (0.13 ha)

- 4,848 sq ft (451 sq m)
- 15'6" (4.72m) eaves height
- Excellent road and public transport links
- 8 Kellner Road totalling 9,296 sq ft (864 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 to 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 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

A detached 1960's built single bay and steel framed industrial unit with brick elevations under a pitched roof incorporating translucent panels together with two storey offices at the front.

The unit has an eaves height of 15'6" (4.72m) with loading to the side elevation and two roller shutter doors at the rear of the building.

The two storey accommodation provides office, staff and kitchen and WC facilities.

There is on site car parking and the surfaced yard is approached through double gates that front Kellner Road.

Floor Areas

All gross internal floor areas are approximate

Factory	3,893 sq ft	362 sq m
Offices	955 sq ft	89 sq m
Total	4,848 sq ft	451 sq m

Site Area

The property has a frontage to Kellner Road of 67'0 (20.4m) and a maximum depth of 207'0 (63.0m) to give a site area of 0.32 acres (0.13 ha).

Tenure

The property is held on a long lease for a term of eighty years from 25th March 1968 at a ground rent of £1,178 per annum, exclusive without review.

Price

Offers are invited in the region of £225,000 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 8 Kellner Road provides a further 9,296 sq ft (864 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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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.

