



TO LET

**Unit 3, Lyndean
Industrial Estate,
Felixstowe Road,, Abbey
Wood, SE2 9SG**

4,902 sq ft

Industrial / warehouse
unit with offices and
loading / parking facilities



Description

Ground floor industrial / warehouse unit with first floor offices and loading / parking facilities.

Location

The unit is located on Lydean Industrial Estate situated to the west of Harrow Manor Way (A2041) access to which is gained via Overton Road.

Abbey Wood Railway Station (North Kent Line) is a short walk from Lydean Industrial Estate providing regular services to London Bridge, London Cannon Street, London Charing Cross, Gillingham, Greenwich, Lewisham and Waterloo East. Abbey Wood Station is also a Cross Rail station (Line 1) providing regular services to Central London, Isle of Dogs and Heathrow.

Key points

- Ground floor industrial / warehouse - 4,033 square feet
- First floor offices - 869 square feet
- Concertina loading door
- Eaves height of 4.5 metres
- Loading and parking facilities
- Offices (first floor)
- Three phase electricity supply
- WC facilities

Rents, Rates & Charges

Lease	New Lease
Rent	£54,000.00 per annum
Rates	£4.02 per sq ft (1 April 2023 to Present)
Service Charge	On application
VAT	Applicable
EPC	E (124)

Viewing & Further Information



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