

Fitted Chilled Warehouse Unit

6,437 SQ FT (598 SQ M)



020 7935 4499

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For Sale

Unit 35.3 Cobalt Thamesmead

London, SE28 0GU

- Modern Mid Terrace Industrial Unit
- 8m eaves height
- 3 phase power
- 1 Level Access Door
- 18m Yard
- Chiller and Freezer can be retained
- Excellent London location

On behalf of Joint Administrators



Contact Us

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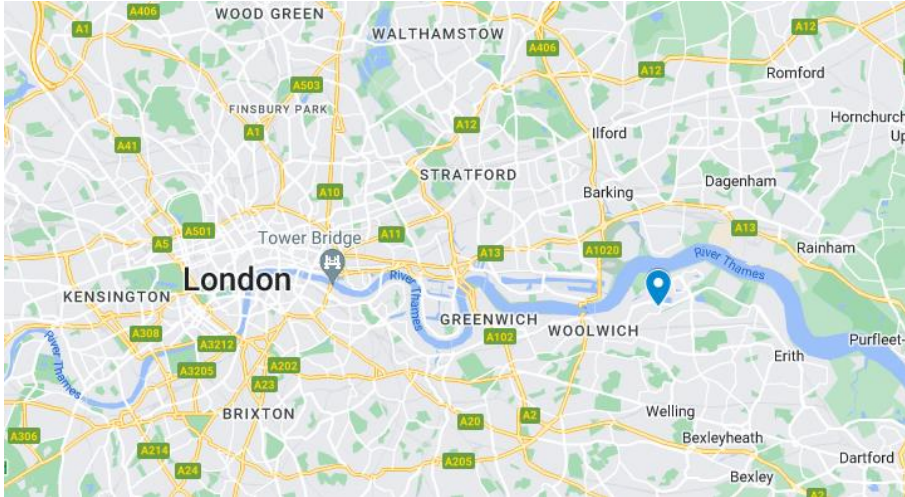
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Location

The property is located on the Cobalt Business Park, an established industrial / warehouse development on the White Hart Triangle Estate.

The A2016 Thames Road dual carriageway provides access into central London and the M25.



Description

The premises comprise a modern mid-terrace, portal frame industrial unit built in 2008.

Access is gained via a full height level access loading door together with separate pedestrian entrance.

The unit offers fitted chilled and freezer warehouse accommodation with small office and WC facilities.

Additional WC, kitchenette and shower facilities are available at first floor along with further offices.

Externally, the unit benefits from generous parking and loading provisions. The property is available with the current chiller and racking fit-out in place.

Fitted BRC AA Chilled Warehouse

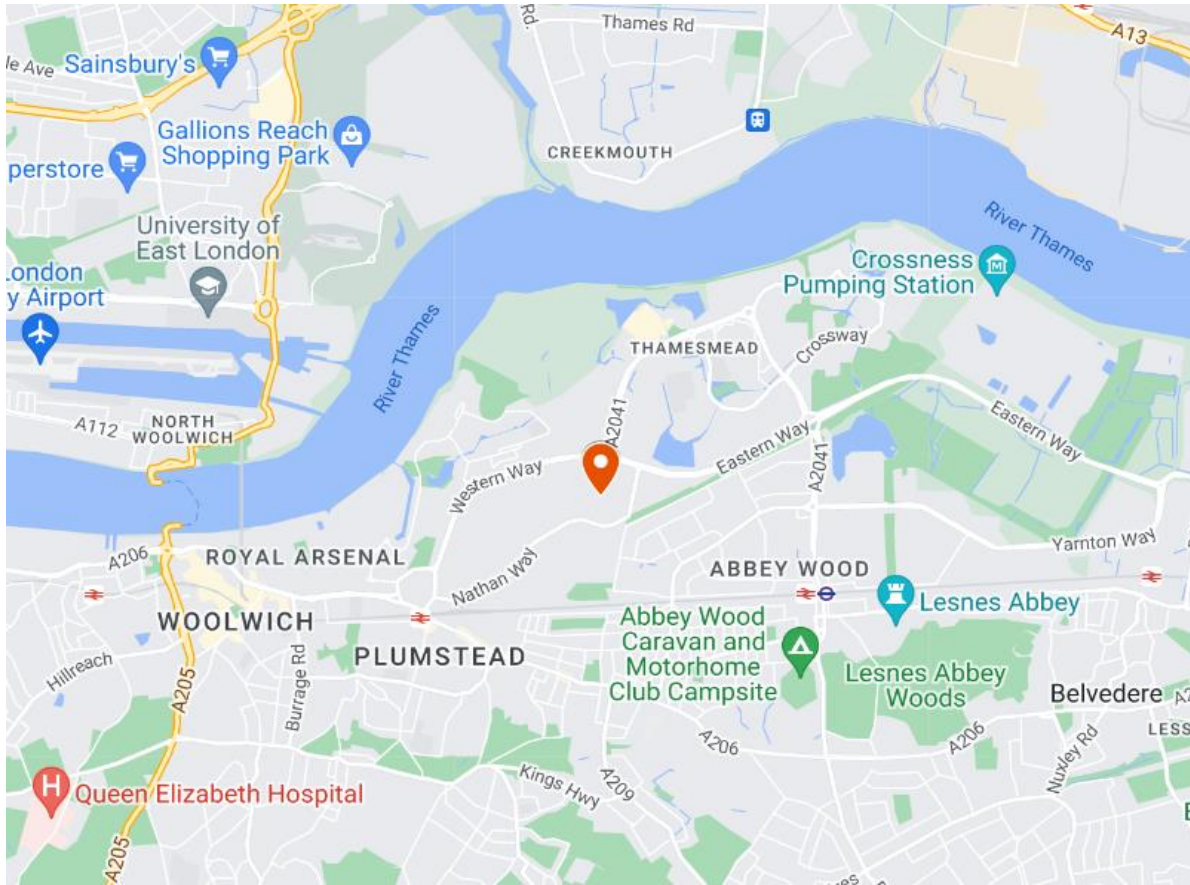
- Fitted 2019 / 2020
- Total pallet capacity 376, (Ambient 112, Chilled 80, Frozen 184 – plans available)
- All racking included
- 3 Centauro compressors as new
- Toyota Forklift
- All food grade cladding
- Goods in Office and further office space and meeting rooms (furniture included)
- Fully fitted test kitchen (appliances included)
- Shower room
- WC x 2

Floor Areas

The existing property has the following approximate Gross Internal Floor Areas:

Areas (GIA)		
Unit 35.3	SQ FT	SQ M
Ground Floor	5,274	490
First Floor Office	1,163	108
TOTAL GIA	6,437	598





Terms

Price upon application. On behalf of Joint Administrators

Business Rates

The unit has a Rateable Value of £75,000 within the current 2023/24 Rating List.

EPC

C-55. A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices and other costs quoted exclusive of VAT.



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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.