

Greenwich Property, Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ Tel: 020 8921 2494 or Fax: 020 8921 4949

Please note that these or any part thereof, do not constitute any offer or contract. Whilst every care has been taken in their preparation, neither the Council nor its employees accept any liability for any inaccuracies therein and prospective tenants are advised to satisfy themselves as to the correctness of the detail

Units 1&5 Building 6, Ashleigh Industrial Estate, 87 Westmoor Street, Charlton, London SE7 8NQ

Viewing: By appointment, contact Courage Ikonagbon 020 8921 5525

Location:

The subject property is located on the western side of Westmoor Street, north of the junction with New Lydenburg Street. Westmoor Street provides access to the Thames Barrier and is accessed from the south by the A206 Woolwich Road; this road provides access to the west to the Blackwall Tunnel and A2 and to the east to Woolwich and the Woolwich ferry. Both Charlton and Woolwich Dockyard mainline stations are within a relatively short distance and provide a regular service into London Bridge.

Description:

The property is constructed of Galvanise Sleeting Cladding beneath an asbestos pitched roof. The premises would be suitable for use as a storage facility or car repair MOT centre.

Terms: The premises are available to let on a new 2-year lease, to be 'contracted out' of the security of tenure provisions of the Landlord and Tenant Act 1954. A longer lease of 5 years may be available, but this would be subject to a rolling break clause in the Council's with effect from year 3.



Accommodation:	Area 1,727.70 sq.m (18,597 sq.ft)
Guide Rental:	£45,000 per annum, exclusive of all outgoings.
Rateable Values:	£79,000 (Warehouse & Premises) 01 st April 2023

AVAILABLE

Important Information and Guidance for Applicants – Industrial Premises to Let

Viewings Internal viewings are by appointment only. Before an internal viewing is requested, applicants should visit the estate to assure themselves that the premises and their location are likely to be suitable for their proposed use.

Letting policy, The Council maintains a policy on lettings that allows for a diversity of occupiers on its estates compatible with planning requirements and the local Unitary Development Plan.

Rent The rent may be negotiable depending upon the proposed use, lease terms and condition of the property but a guide rental has been provided for the premises. The rental is expressed as an annual figure and is exclusive of all outgoings. The rent will be collected quarterly (every three months) in advance.

National Non-Domestic Rates Applicants are advised to confirm the business rate payable with either the Council's Business Rates section on 020 8921 5221, or by contacting the District Valuer Agency at the following link; www.ratinglists.voa.gov.uk

Lease terms Generally, a 3-year lease will be offered, although a longer-term tenancy may be considered. The Council's standard lease provides that the Tenant is responsible for all internal and external repairs and must pay a contribution towards maintenance and repair of the common parts (the service charge). The Council will not permit sub-letting, but an assignment (i.e. transfer/sale) of the lease may be permitted subject to Landlord's consent. The premises must be handed back to the Council in good repair at the end of the tenancy.

Application Having viewed the property, applicants will be required to complete, in full, a standard application form. The form requires details of persons able to provide business references for the applicant, authorises the Council to undertake investigations to check the applicant's credit status, address details, listing on the Voters Roll and details of any county court judgements. The Council will supply the applicant with a bank reference form which must be completed and handed to his/her bank directly. The applicant must pay any bank costs/charges for providing the reference. If an applicant has not been in business before, and cannot provide business references, the Council may still be able to proceed with a letting, subject to either a lease guarantor(s) or the payment of a rent deposit. The Council will only let to a Limited Company if at least two of the directors are prepared to act as guarantors to the lease.

Acceptance of Rental Offer On completion of our investigations, receipt of satisfactory references and agreement on the main terms of the proposed lease, we will instruct the Council's Legal Services Department to issue the draft lease. We will treat the property as being 'under offer' and will no longer actively market the premises. The Council requires that parties should work towards completing the new lease within two months of the issue of the draft lease. The letting is not legally binding on either party until the lease is completed.

Fees The Tenant will be responsible for the Council's surveyor's fees (£500) and reasonable legal costs involved in the grant of the new lease. The applicant is advised to appoint their own Solicitor/legal advisor to assist them in the matter. However, any costs incurred will rest solely with the applicant.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

UNIT 1 & 5
Building 6
Ashleigh Commercial Estate
87 Westmoor Street
LONDON
SE7 8NQ



Valid until

18 March 2030

Certificate number

0924-9521-0430-7600-6013

Property type

B8 Storage or Distribution

Total floor area

1841 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

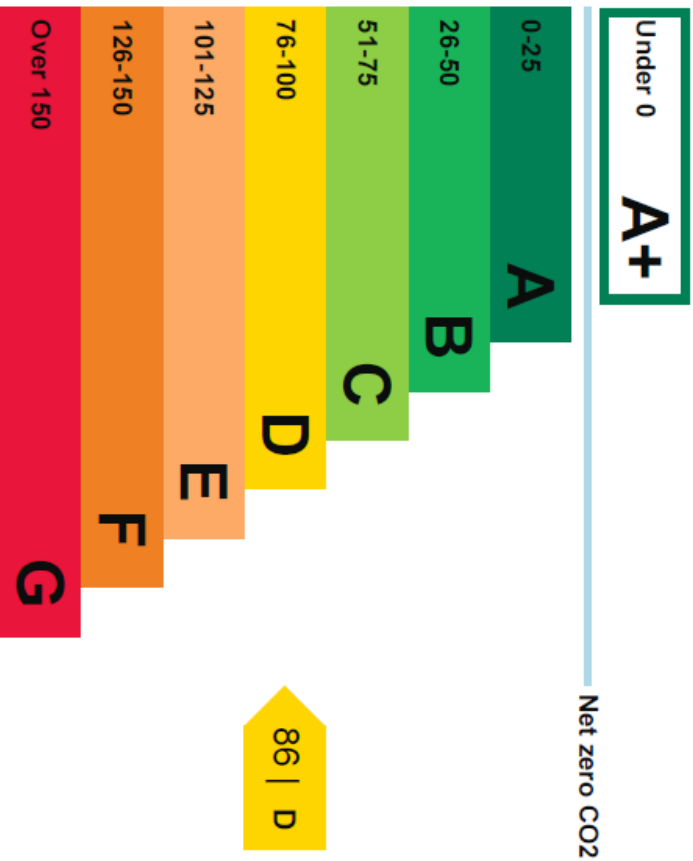
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.

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Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

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Assessment level

3

Building emission rate (kgCO₂/m² per year)

49.94

Primary energy use (kWh/m² per year)

295

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificate/0920-6269-0400-1741-5044\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly. If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Juan Garcia Ortega

Telephone

07526615460

Email

jgeneryconsulting@gmail.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/019615

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0924-9521-0430-7600-6013>

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Employer

Team (Energy Auditing Agency)

Employer address

36 The Forum, Rockingham Dr. MK14 6LY

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

13 February 2020

Date of certificate

19 March 2020

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at help@digital-services.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[2614-3042-0600-0501-2995](#) ([energy-certificate/2614-3042-0600-0501-2995](#)).

Valid until

18 March 2030
