

**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

**95-105 Eastmoor Street, Charlton, London SE7 8LX**

**Viewing:** By appointment, contact Courage Ikonagbon 020 8921 5525 or 07856337242

**Location:**

The subject property is located on the western side of Eastmoor Street, south of the junction with Holgate Street and north of the junction with Mirfield Street. Eastmoor Street provides access to the Thames Barrier and Visitor Centre 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 main building has a steel framed asbestos clad barrelled roof with blockwork infill, rendered to the external elevations, there is a minimum eaves height of 3.3m and a maximum height of 6.4m and a manual roller shutter door approximately 7.6m wide and 3.4m high. Adjacent to the main area is a single storey extension which has been subdivided to provide a showroom/studio, office, kitchen and WC accommodation.

**Terms:** The unit is available to let on a new 3-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.



<b>Accommodation:</b>	Main Area	460.71 sq.m	(4,959 sq.ft)
	Ancillary	61.60 sq.m	(663 sq.ft)
	Total GIA	522.31 sq.m	(5,622 sq.ft)
<b>Guide Rental:</b>	£65,000 per annum, exclusive of all outgoings.		
<b>Rateable Values:</b>	£34,000 (Warehouse & Premises)		

**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 each available 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** The Rates payable have also been provided for each premises, however, applicants are advised to confirm the figure 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](http://www.ratinglists.voa.gov.uk)

**Lease terms** Generally, a 4-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.

## Energy performance certificate (EPC)

95-105 Eastmoor Street CHARLTON SE7 8LX	Energy rating <b>D</b>	Valid until:	23 November 2034
		Certificate number:	9990-0201-7304-2523-0610

Property type

Offices and Workshop Businesses

Total floor area

612 square metres

### Rules on letting this property

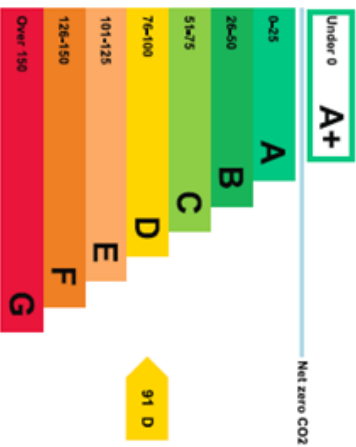
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### 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
Assessment level	3
Building emission rate (kgCO2/m2 per year)	23.84
Primary energy use (kWh/m2 per year)	247

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [Recommendation report](#) ([/energy-certificate/2021-4029-7040-6093-5191](#)).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Pooja Odedra
Telephone	01179309689
Email	<a href="mailto:operations@esos-energy.com">operations@esos-energy.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID209699
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	ESOS Energy Ltd
Employer address	5th Floor Castlemead, Lower Castle Street, Bristol, BS1 3AG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 November 2024
Date of certificate	24 November 2024

