

To Let

**35 White Hart Avenue, White Hart Triangle,
Thamesmead, London, SE28 0GU**

64,500 sq ft (5,992.24 sq m) GIA

- Immediately available by way of a sub-let
- Clear height of 21 m
- Dock and level loading access doors
- Open span space
- Secure facility



Location

The property is prominently located on White Hart Triangle, a well-established part of the West Thamesmead employment area. The adjacent A2016 dual carriageway provides direct access to Woolwich, the Blackwall Tunnel and Central London to the West and the M25 to the East (J1A).

Specification

The property provides a detached warehouse with secure parking and loading / unloading. The occupation will be shared with the current tenant who will retain a small section of the building. (Attached plan is indicative only).

Amenities

- Secure site with palisade fencing
- 4 dock level loading doors
- 2 ground level loading 4.5 m wide by 5 m high
- Canopy over ground level loading doors
- Clear height of 21m
- Electric heaters

Terms

The property is available to sub-let for a term to be agreed. Landlord's consent to a sub-letting has been formally agreed by a Deed of Variation to the lease.

Travel Distance

South Circular	2.3 miles
Woolwich Ferry	2.4 miles
Blackwall Tunnel	6 miles
Canary Wharf	8.5 miles
M25 (J1A)	9 miles
City Airport	4.5 miles

Service Charge

A service charge is payable which forms the tenant's contribution to estate maintenance. Further details are available upon request.

Accommodation

Description	Sq ft	Sq m
Chamber 3	50,235	4,666.98
Chamber 4	14,165	1,315.97
Total	64,400	5,982.95

EPC

This property has been graded as 42(B).

Rent

Available on Request



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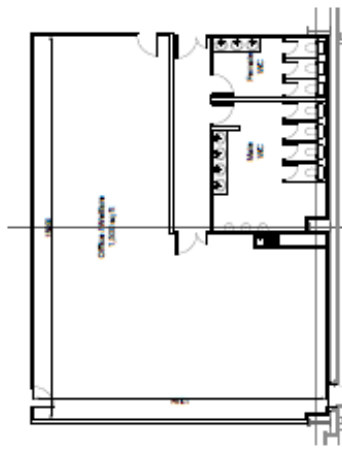
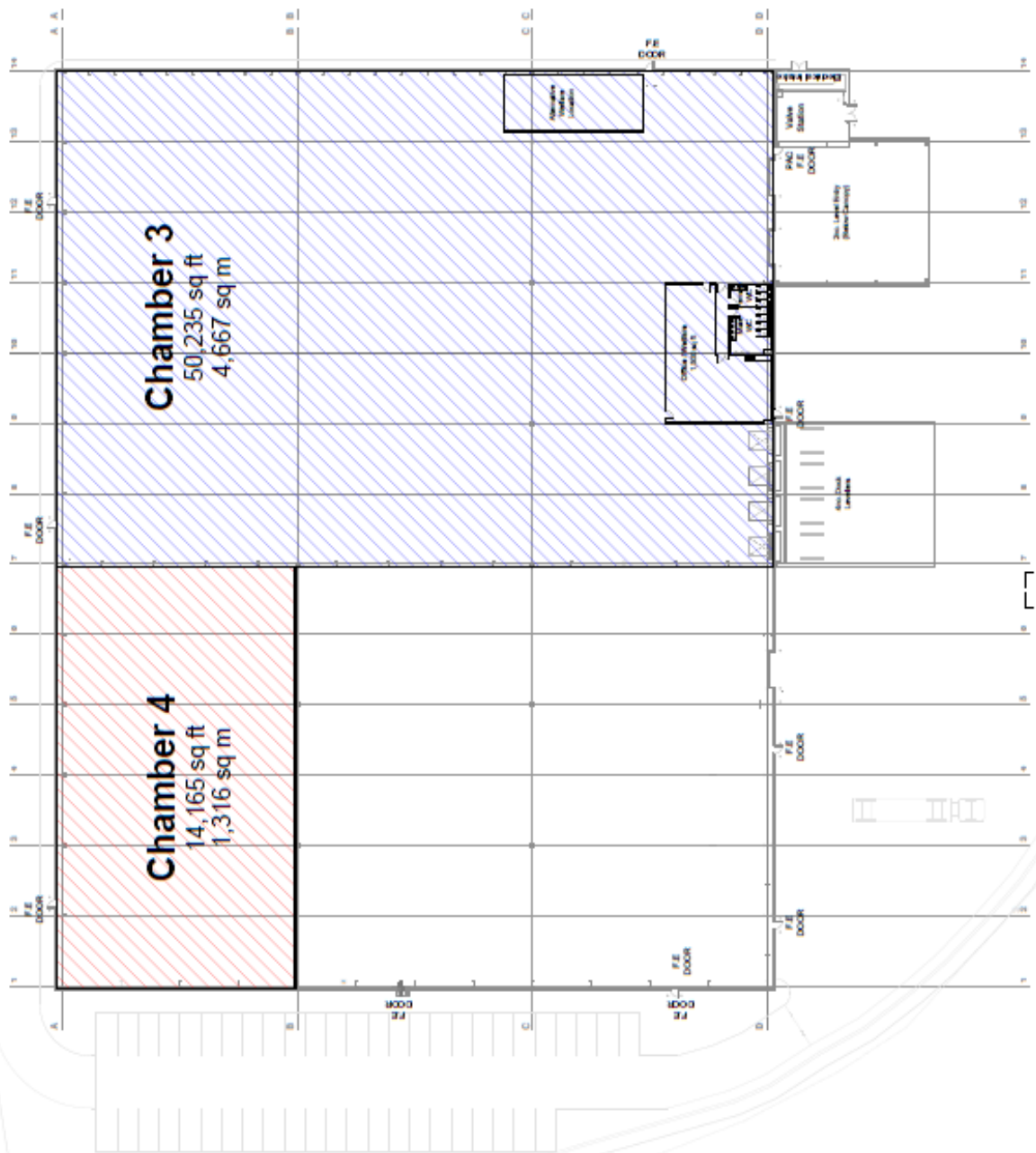
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Welfare Call-Out Plan
Scale: 1:200 @ A1



Area Colour Key:
Diagonal Chamber 2
Diagonal Chamber 4



Welfare Call-Out Plan
Scale: 1:200 @ A1

White Hart Triangle, London
Proposed Sub-Lot



Project Name	White Hart Triangle
Client	White Hart Triangle
Scale	1:200 @ A1
Date	10/10/2024
Drawn	W.H.T.
Checked	W.H.T.
Scale	1:200 @ A1

