

# London SE16

## Unit A Sirius House

### 180 Plough Way

### Marine Wharf West

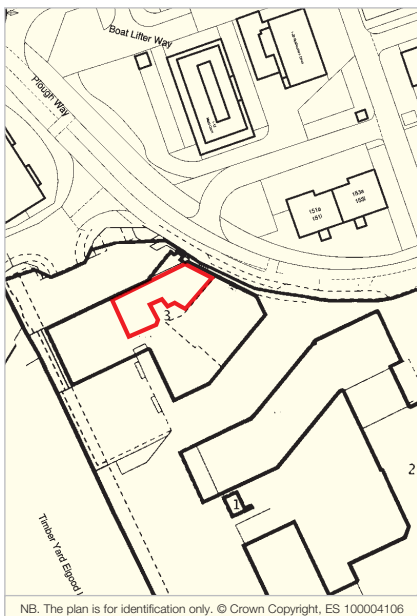
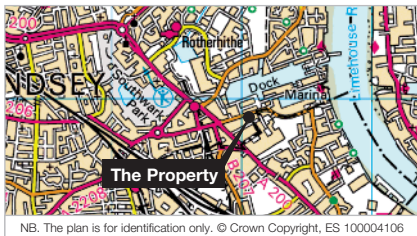
### SE16 7UD

- **Modern Virtual Freehold Kitchen Showroom Investment**
- Let to Nobilia GB Ltd
- Lease expiry 4th April 2031 (1)
- Totalling 230.67 sq m (2,483 sq ft)
- Forms part of a modern residential block
- Rent Reviews in 2021 and 2026
- Current Gross Rent Reserved

**£73,282 pa**

**Berkeley**  
Designed for life

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Leasehold. Held for a term of 999 years from January 2011 (thus having approximately 994 years unexpired) at a fixed peppercorn ground rent.

#### Location

Deptford is located within the London Borough of Lewisham, 1 mile to the west of Greenwich, 3 miles east of Peckham and a mile south of the River Thames. The area is served by Docklands Light Railway (DLR) at Deptford Bridge DLR Station and the overland Surrey Quays mainline stations just off the High Street. Road communications are good with the A2 being located at the southern end of the High Street. The property forms part of Berkeley Homes' Marine Wharf West development built in 2011 located off Plough Way, which leads to Lower Road (A200) and provides easy access to central London. There are other residential developments presently underway close by. Tesco and a number of high quality retail and office tenants including Plough Way Café, Bentham & Reeves and Keepmoat are located on site.

#### Description

The property is arranged on ground floor only to provide a modern kitchen showroom. The property benefits from two parking spaces.

The property provides the following net internal accommodation and dimensions:

**Ground Floor** 230.67 sq m (2,483 sq ft)

**Seller provided floor areas.**

#### Tenancy

The property is at present let to NOBILIA GB LTD for a term of 15 years from 5th April 2016 at a current rent of £73,282 per annum. There is a 6 month rent free period expiring 5th October 2016. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's option to determine the lease on the 5th year (1).

#### Tenant Information

Website Address: [www.nobiliagb.co.uk](http://www.nobiliagb.co.uk)  
'Providing quality kitchens to property developers and private individuals in the London market'. Some notable clients include Barratt London, Vision, Taylor Wimpey, Berkeley Group, Persimmon, Redcliffe, Blair Homes, Shepperton Homes, amongst many others. For the year ended 31st December 2015, Nobilia GB Ltd reported a nil turnover, a nil pre-tax profit, shareholders' funds and a net worth of £1,161,778. (Source: riskdisk.com 08.09.2016.)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms S Tate, Blake Morgan. Tel: 0207 814 5427 e-mail: [sarah.tate@blakemorgan.co.uk](mailto:sarah.tate@blakemorgan.co.uk)