

Modern Bespoke Automated Brewery Opportunity



Summary

Colliers International is pleased to present this exciting modern bespoke automated brewery opportunity in London.

- Fully fitted and operational modern bespoke brewing facility
- Automated canning line
- 10 fermenter vessels
- Cold storage area and specialist drainage floor
- 7m minimum clear height to eaves
- Concrete floors minimum 35kn/m2
- 3 phase electricity and gas supply
- Up and over loading doors
- Good parking and loading facilities
- Secure gated shared yard with CCTV
- Fully carpeted office with integral cat ii lighting, perimeter trunking and W/C facilities
- 10 miles south east of Central London and within 7 miles of junction 1A of the M25
- Total GIA of 23,205 sq ft

We have been instructed to sell the brewery facility as a TOGC and are inviting All Enquiries.

Additional information is available in the dataroom and block viewings are now being scheduled – please register your interest [here](#).

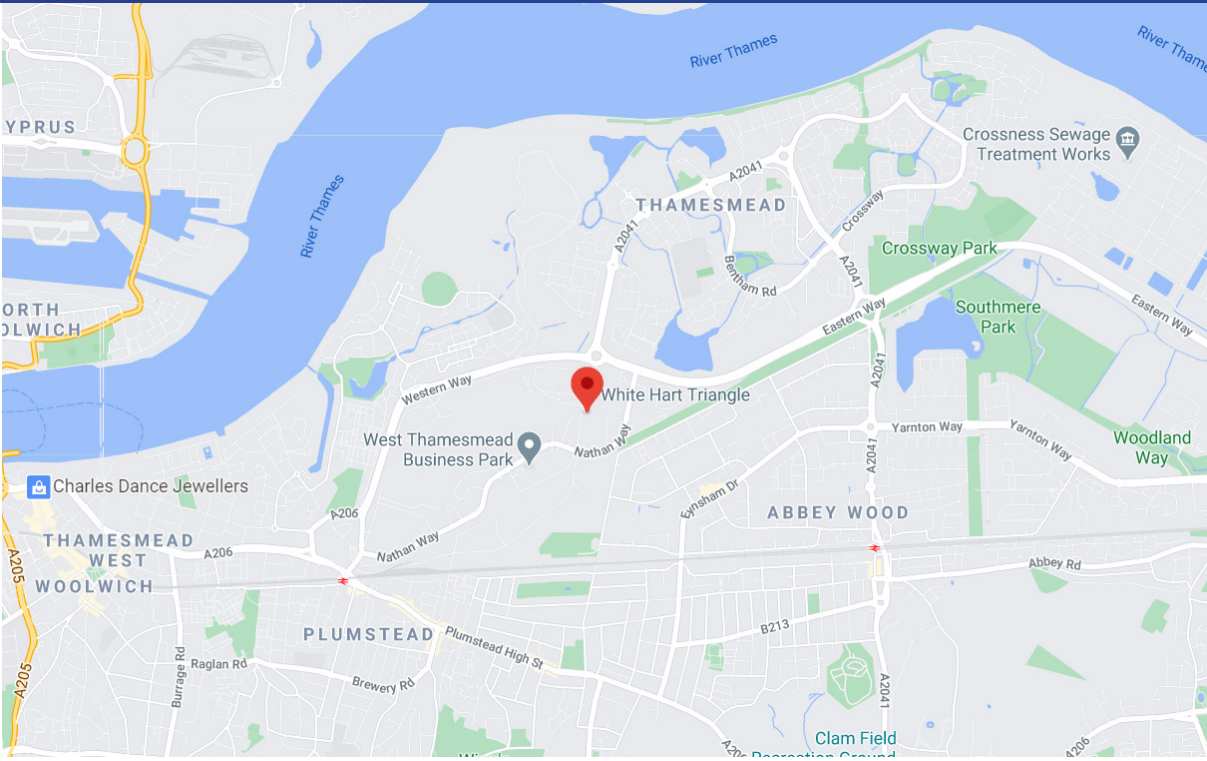
Location

White Hart Triangle is located approximately 10 miles to the south east of Central London off the A2016. The M25 motorway, junction 1A is approximately 7 miles to the east providing access to the M25 and national motorway network. White Hart Triangle also benefits from good public transport via Plumstead mainline station (London Bridge – 24 mins approximately) and nearby is London City Airport, the Blackwall Tunnel and the A205 South Circular Road.

Description

Cobalt is a small development of 10 industrial units, circa 1 mile south of Thamesmead and 2 miles east of Woolwich. The property comprises a double bay end of terrace industrial unit of steel portal frame construction with integral first floor offices and a spacious service yard. The property has the following gross internal areas:

Floor	Sq Ft	Sq M
Unit 35.9		
Ground Floor	7,852	729.47
First Floor Office	1,018	94.57
Unit 35.10		
Ground Floor	7,926	736.34
First Floor	6,409	595.41
Total	23,205	2,155.79



Brewing Facility and Equipment

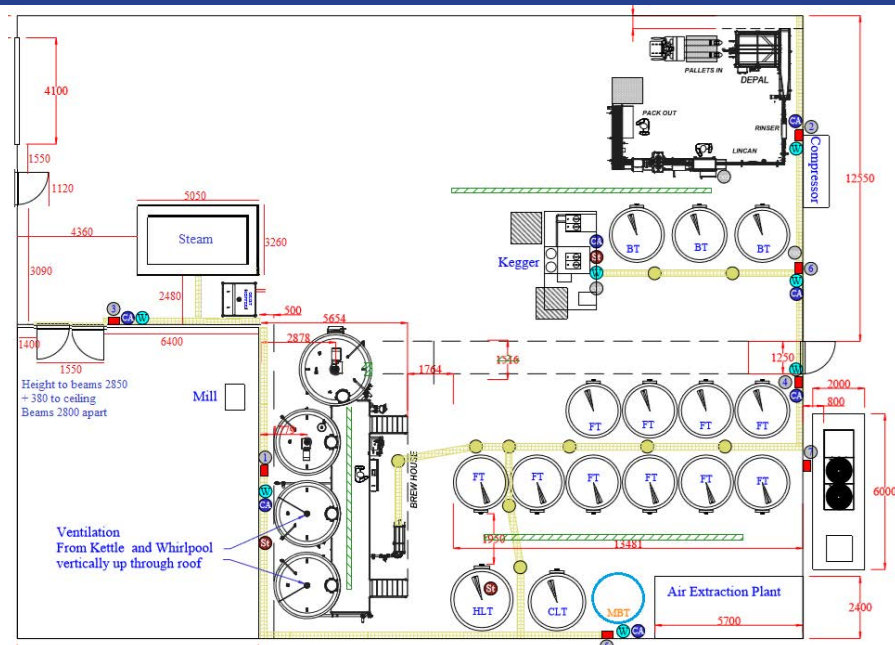
The brewery was established in 2017 with a brand new automated brewing line, comprising:

- Brewhouse - 42.8 BBL 4 Vessel Auto (Steam) – 7,020 litre
- LinCan65 Complete Canning System with servo seamer
- LinCan Auto-Can Depalletiser including powered transition conveyor and guarding
- Can Twist Pre-Rinser
- LinCan Take-off Conveyor
- Ink Jet Date Coder
- 120 US (85.6 UK) BBL Hot Liquor Tank - 14,040 Litres
- 90 US (42.8 UK) BBL Cold Liquor Tank - 10,530 Litres
- 10 x BBL Stainless Steel Conical Fermentation Tank – 2 Bar 7,020 litre
- 3 x BBL Stainless Steel Bright Beer Tank – 2 Bar 7,020 litre
- Portable CIP System – 150 litre
- Kreyer Yeast Booster
- Water Re-Cooler – Kreyer Quantor Model Q1424 142 kW
- Steam Generator (new, not commissioned)
- Air Compressor

Further information and plans available in the [dataroom](#).

Tenure

The property is held under a lease from Axis Europe PLC dated October 2017 for a term of 20 years at a **current rent of £200,000 per annum**, benefitting from a tenant only break provision in October 2023.



Further Info

Service Charge

The current service charge is circa £13,850 pa. Further information within the dataroom.

Rateable Value

The property is assessed for business rate as follows: Unit 35.9 has a current Rateable Value of £75,000 per annum and Unit 35.10 £76,500 per annum. Interested parties are advised to contact Greenwich Council in regard to exact rates payable.

Energy Performance Certificate

Unit 9: D77 | Unit 10: D83

Terms

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Contacts

For Further information, please contact:



Paul Bugeja
0207 344 6831
Paul.Bugeja@colliers.com



Peter Vass
0121 265 7593
Peter.Vass@colliers.com



Misrepresentation Act

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