



To Let

51,000 sq ft (4,738 sq m) Builders Merchants/

Prominent roadside warehouse industrial unit

815 Woolwich Road, Woolwich, London, SE7 8LJ

Fully refurbished in c. 2016

Description

The property comprises 51,000 Sq Ft detached industrial, warehouse and showroom premises arranged over upper & lower ground floors.

The general specification is as follows:

- Minimum clear height to upper ground floor 4.45m (2.3m to Lower ground floor)
- 3 full height electric loading doors
- Ramp and 2 x 2000 kg goods lifts serve both floors
- Extensive forecourt and rear yard area
- Gas heating & high level LED spotlights
- Staff amenity space (including male/female w/c's, showers, kitchen/rest room and meeting room).

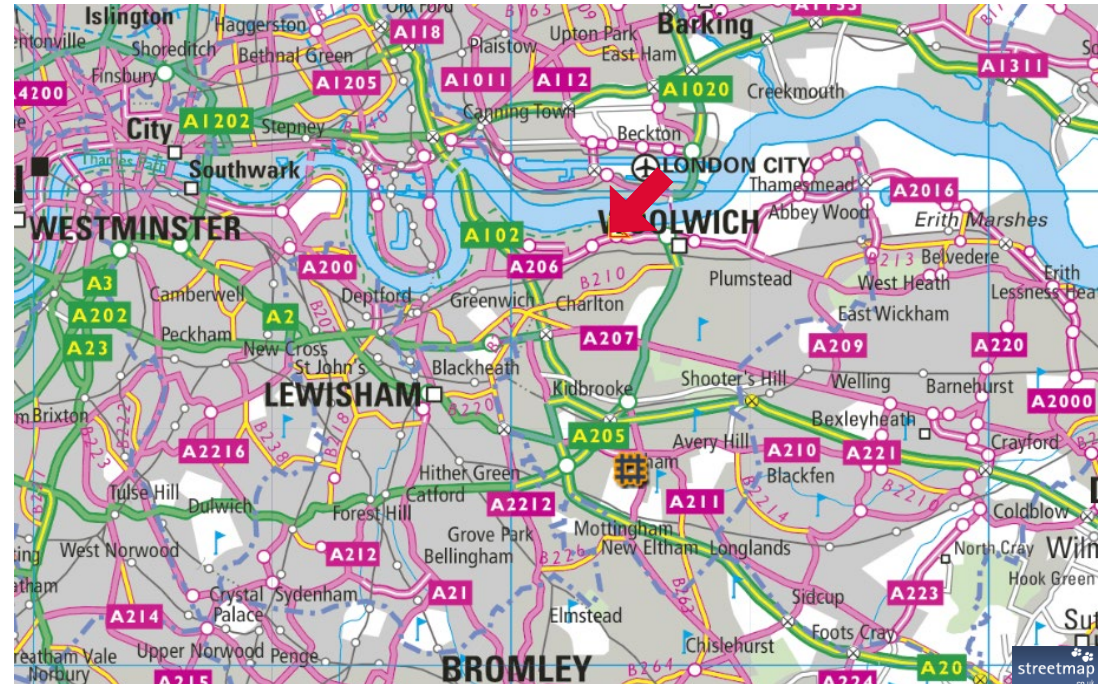
Location

The property is located on Woolwich Road (A206). This provides excellent access to the Blackwall Tunnel approach (A102 (M)) and South Circular (A205) which are approximately 2.5 miles to the west and 1 mile to the east respectively.

There are numerous public transport provisions within a walking distance including; buses to and from central London, DLR stations and Woolwich Mainline & Underground (Elizabeth Line) station.

Accommodation

	Sq Ft	Sq M
Upper Ground Floor (GIA)	20,692	1,922
Lower Ground Floor (GIA)	30,308	2,816
Total (GIA)	51,000	4,738



Terms

Lease for a term of 10 years from 28.1.2019 (within the Landlord & Tenant Act 1954 Pt II).
We are seeking to assign or sublet our client's interest.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

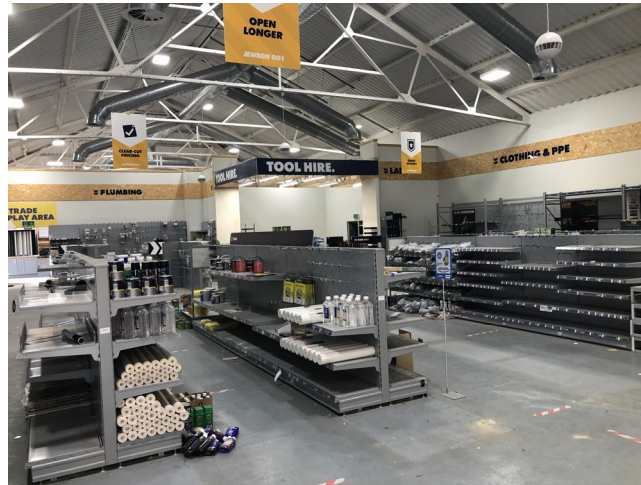


Rates

Rateable Value £350,000.
All interested parties should make enquires at Greenwich Local Authority ref: 37281815041516.

Legal Costs

Each party to bear their own legal costs.



EPC

D-90

VAT

All pricing is subject to VAT



Contact

For further information, or to arrange a viewing, please contact the sole agents.

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SUBJECT TO CONTRACT

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Particulars dated March 2024. Photographs dated December 2020.

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