



STIRLING
ACKROYD

TO LET

**Unit 5, Meridian
Trading Estate,
Bugsby's Way,
Charlton, SE7 7SJ**

11,136 sq ft

End of terrace industrial
/ warehouse unit with
large secure yard



Description

End of terrace ground floor industrial / warehouse unit with large secure yard and loading / parking facilities plus first floor offices.

Location

The unit is located on Meridian Trading Estate situated on Bugsby's Way close to its junction with Anchor and Hope Lane being an established and popular trade counter and retail warehouse location.

The Blackwall Tunnel Approach (A102) can be directly accessed from Meridian Trading Estate providing access to Docklands and the City as well as links to Woolwich Road (A206), Shooters Hill Road (A2/A207), South Circular Road (A205) and Rochester Way Relief Road (A2), which leads to the M25 Motorway (Junction 2).

The Woolwich Ferry is in close proximity to the east and Charlton Railway Station (London Cannon Street Service via Greenwich) and North Greenwich Station (Jubilee Line) on the Greenwich Peninsula are both located nearby.

Key points

- Ground floor industrial / warehouse - 10,379 square feet
- First floor offices - 757 square feet
- Eaves height of 6.75 metres (5.5 metres to haunch)
- Electric roller shutters (front and side)
- Gas supply
- Large secure yard
- Lighting and power points
- Three phase electricity supply





Rents, Rates & Charges

Lease	New Lease
Rent	£222,750 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	D (78)

Viewing & Further Information



Nicholas Westray
020 3967 0103
07932 707 071
nwestray@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 17/11/2023