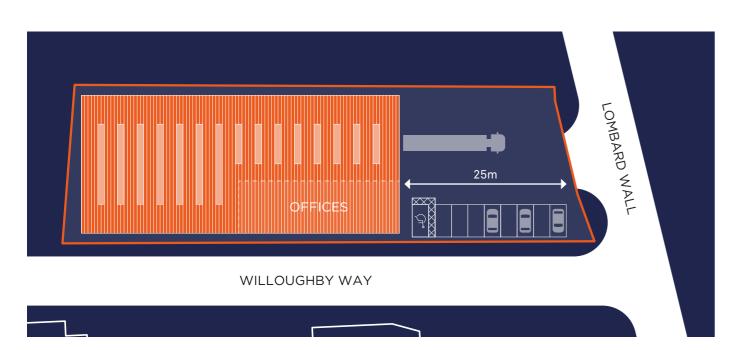


LOMBARD WALL CHARLTON LONDON, SE7 7SH THE ONLY GRADE A NEW BUILD INDUSTRIAL IN CHARLTON READY TO OCCUPY SUMMER 2022



ACCOMMODATION (GEA)

	SQFT	SQ M
Warehouse	10,000	929
Office	1,800	167
Total	11,800	1,096



GRADE A INDUSTRIAL UNIT

A brand new Grade A detached unit of 11,800 sqft strategically located adjacent to the Blackwall Tunnel in South East Londons premier logistics locations. The building is situated on its own self-contained secure site and is constructed from steel portal frame design, incorporating 9m minimum eaves (rising to 10m),

an electrically operated loading door, with separate pedestrian access to the reception area and high quality air conditioned first floor offices. The offices benefit from suspended ceilings, recessed LED lights, carpeted full access raised floor, double glazed windows and VRF heat pump heating and cooling system.













BREEAM Excellent



9-10 Metres Clear Height



15% Office Content



EPC Rating



Secure Yard



PV **Panels**



No Service Charge



22-25m Yard Depth





9 Car Parking Spaces (8 EV)



50 kNm Floor Loading

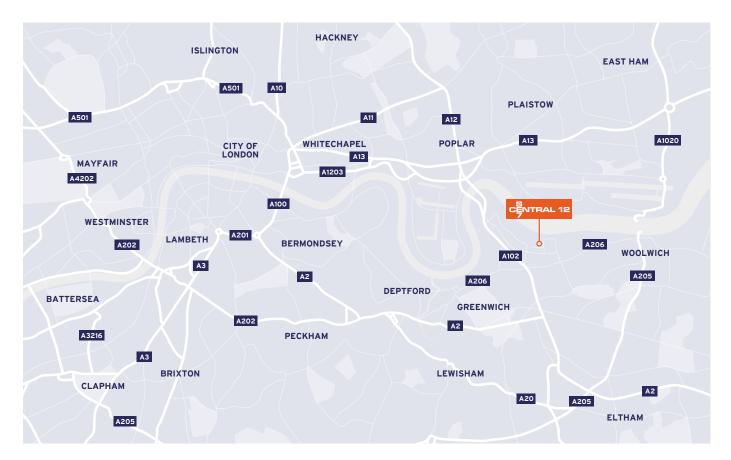


5m Level Loading Door



100% Net Carbon Zero







	DISTANCE
Charlton Station	0.6 miles
Blackwall Tunnel	1.0 miles
N. Greenwich Station (Jubilee)	1.2 miles
London City Airport	5.0 miles
Dartford Crossing	7.1 miles
Central London	9.0 miles
Charing Cross	9.4 miles
Bond Street	10.7miles
M25 (J2)	12.2 miles
London Stansted Airport	35.0 miles

PRIME CENTRAL LOCATION

There is direct access on to the A102, providing convenient links to the A205 (South Circular Road), A2 and A20; which link to the M25 London Orbital. Canary Wharf, The City and The West End are less than 10 miles away via The Blackwall Tunnel.

The site is within walking distance of local stations. Charlton mainline station is only a 15 minute walk from the property, with North Greenwich DLR / Jubilee Line also only 25 minutes by foot.



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A DEVELOPMENT BYmarchmont