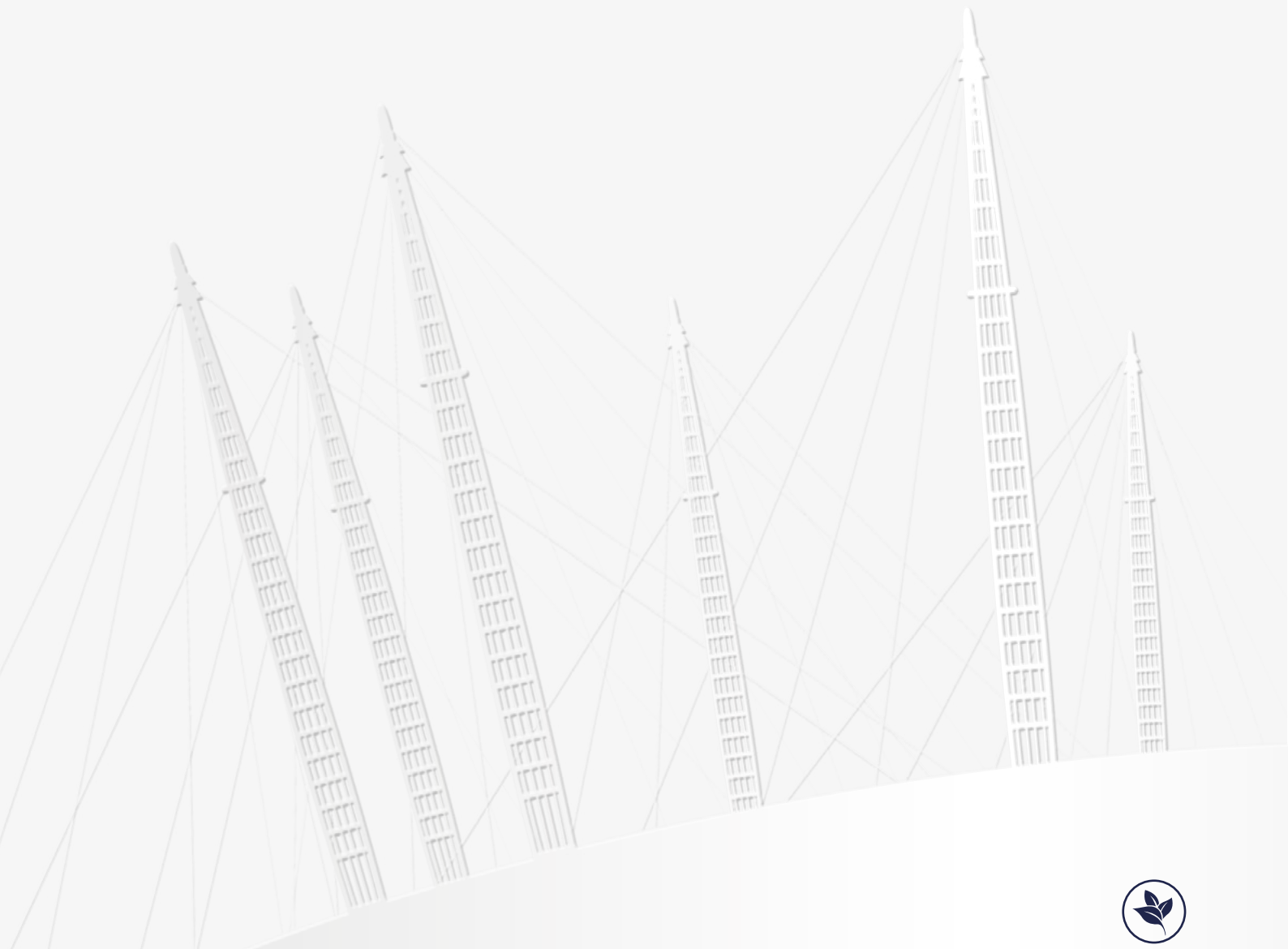


S CENTRAL 12

11,800 SQ FT GRADE A
LOGISTICS / TRADE UNIT



**100% NET
CARBON NEUTRAL**

**LOMBARD WALL
CHARLTON
LONDON, SE7 7SH**

**THE ONLY GRADE A NEW
BUILD INDUSTRIAL IN CHARLTON
READY TO OCCUPY SUMMER 2022**



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



EPC Rating A



No Service Charge



Strategic Location



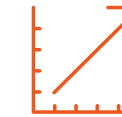
9 Car Parking Spaces (8 EV)



9-10 Metres Clear Height



Secure Yard



22-25m Yard Depth



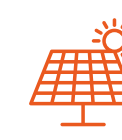
50 kNm Floor Loading



5m Level Loading Door



15% Office Content



PV Panels



100% Net Carbon Zero

ACCOMMODATION (GEA)

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

