

# Unit C, Anchorage Point, 90 Anchor & Hope Lane, London SE7 7SQ

Modern Detached Warehouse – 24,700 sq ft with Secure Yard – Up to 1 MVA Power Immediately Available



# Unit C Anchorage Point 90 Anchor & Hope Lane London SE7 7SQ




To Let

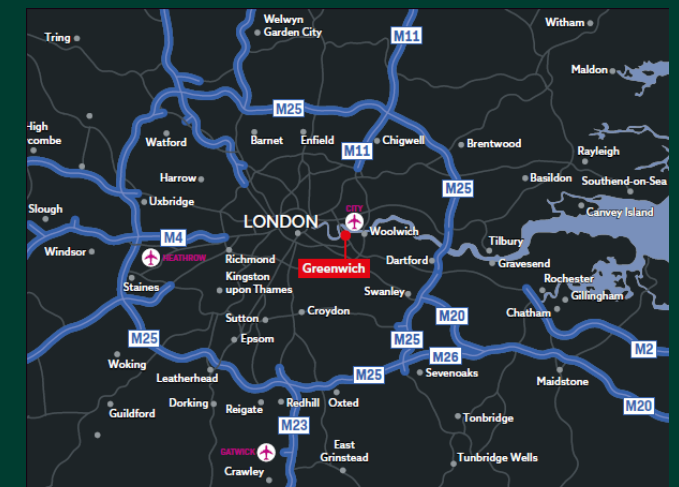
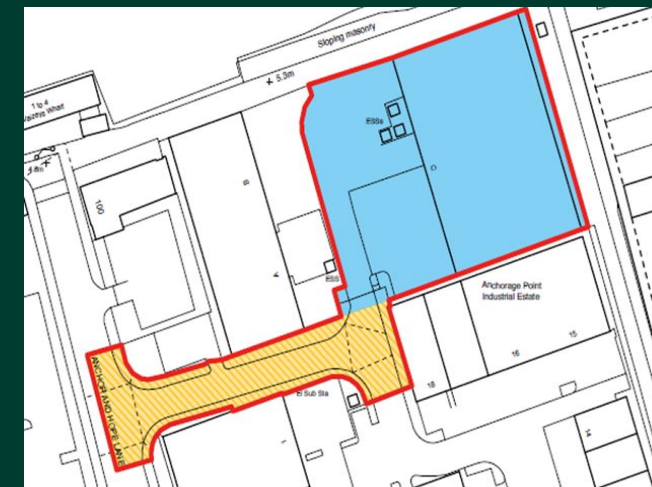
## Location

Anchorage Point is located in a strategic South East London location to serve Central London and the City with excellent road, rail and air links.

The unit is close to the A102m Blackwall Tunnel & proposed Silvertown Tunnel, giving access to A2, A13, A205, and out to the M25 motorway network.

## CONNECTIVITY

	M20 (J1)	12.1 miles
	A2	3 miles
	Dartford Crossing	3 miles
	Blackwall Tunnel	17 miles
	Central London	9 miles
	North Greenwich Tube	1.9 miles
	Charlton Station	0.5 miles
	London City Airport	5 miles
	London Gatwick Airport	44 miles
	London Stanstead Airport	36 miles



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## Description

The property was built in 1998 and comprises 4 adjoining steel portal framed units that have been used up until recently as a Data Centre. The unit benefits from good quality office, training and staff welfare facilities plus 4 level loading doors all served off a secure fenced yard.

## Accommodation (Areas are based on Gross Internal Area)

	(Sq ft)	(Sqm)
Warehouse	23,055	2,142
Offices/Welfare/Canteen	1,645	153
Total	24,700	2,295
Yard	20,000	1,858



- Internal Eaves – 10m
- 4 Level Loading Doors
- Secure Shared Yard
- Comfort Cooling Heating to Offices
- Detached Unit
- 200 KVA Existing Power
- Up to 1 MVA Power Available
- Egiii & B8 – 24/7 Use



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## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

Alternatively the property is available freehold with full vacant possession on completion.

The property is immediately available.

## Rent / Price

On application from agents.

## Service Charge

There is no service charge on account but costs for the communal areas are shared between this site and the adjoining owner.

## Legal costs

Each party is responsible to bear their own legal costs.

## Rates

The current Rateable Value of the property is £217,000 and is due to increase to £300,000 with effect from 1<sup>st</sup> April 2023. This will be subject to review once the unit reverts to its industrial warehouse use.

## VAT

VAT will be charged on quoting terms.

## EPC

The Property is Rated - EPC C-61



For further information or to organise a viewing, please contact Joint Sole Agents:

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