

# VALOR PARK CHARLTON



**PRIME DETACHED UNIT AND 0.65 ACRE SECURE YARD  
TO LET**

**9,673 SQFT (898.6 SQM)**

**AVAILABLE Q2 2024 AS A WHOLE OR SEPARATELY**



LOCAL  
OCCUPIERS

**b&m**

**selco** BUILDERS  
WAREHOUSE

**Iceland**

**safestore**

**M&S**

**Sainsbury's**

**halfords**



# OCCUPATIONAL FLEXIBILITY



1 - 4 LEVEL  
ACCESS DOORS



18 - 55M YARD  
DEPTH



2 EV CHARGING  
SPACES



HIGH EFFICIENCY  
LED LIGHTING



THERMALLY EFFICIENT  
CLADDING PANELS



MODERN & EFFICIENT HEATING  
SYSTEM INSTALLED



REPLACEMENT OF  
ROOFLIGHTS TO REDUCE USE  
OF ARTIFICIAL LIGHTING



TARGET  
EPC A



SUSTAINABLE SOURCING,  
MINIMAL WASTE AND  
MAXIMUM RECYCLING

## OPTION 1

	SQ FT	SQ M
UNIT	9,673	898.6
ADDITIONAL PARKING		21 Parking Spaces

## OPTION 2

	SQ FT	SQ M
UNIT	9,673	898.6
ADDITIONAL PARKING		21 Parking Spaces

0.65 ACRE SECURE YARD	28,100	2,610.5
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## OPTION 3

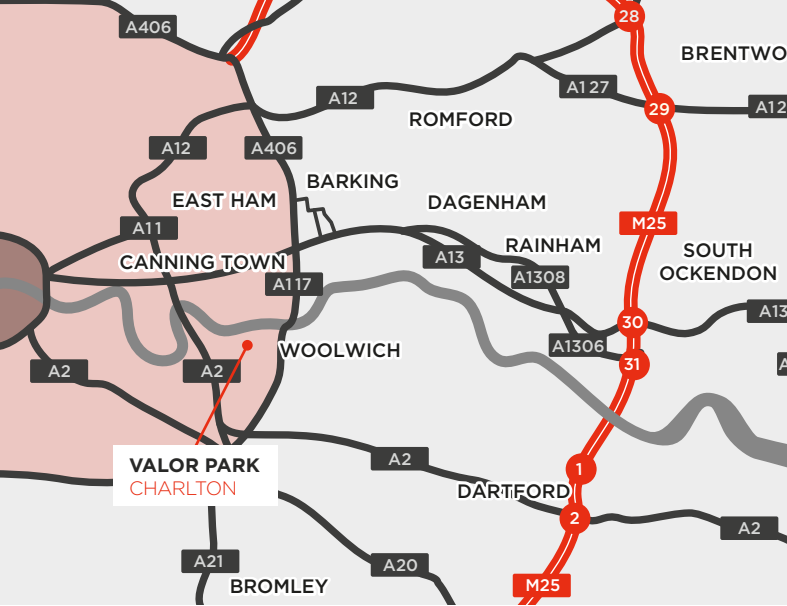
	SQ FT	SQ M
0.65 ACRE SECURE YARD	28,100	2,610.5

## DESCRIPTION

Valor Park Charlton is a newly refurbished stand-alone industrial / distribution unit with storage yard on a total site of approximately 1.1 acres offering a low site coverage of 19%. The property is of portal frame construction with 4 level access loading bays. One loading door fronts the 18m deep yard, with three level access doors fronting the larger yard when taken as a whole.

The unit benefits from new, high specification first floor offices that front the access road. A steel palisade fence surrounds a concrete, hard standing yard to provide a fully secure area. There are vehicular access points to the front and rear of the building and in the current layout, vehicles can circulate between the yards via the northern point of the demise. Alternatively, the 28,100 sq ft (0.65 acre) yard can be self-contained and leased independently of the building.





## 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 (Elizabeth Line) station.

ROAD	MILES	MINS
A206	0.07	1
A205	1.2	6
A2	1.3	8
<b>Central London</b>	<b>9.5</b>	<b>26</b>
M25	12.7	28
M20	16.2	33

### RENT

Upon Application.

### COSTS

Each party to bear their own legal costs in this transaction.

### TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

### RAIL

	MILES	MINS
Charlton	0.7	3
Greenwich	2.8	9
Woolwich	2.1	10
North Greenwich (Jubilee Line Underground)	2.5	10

### PORTS

	MILES	MINS
Tilbury	25.3	35
London Gateway	28	40
Dover	71.6	1hr 15

### AIRPORTS

	MILES	MINS
London City	7.1	18
Heathrow	25.8	55
Gatwick	41.3	50

**7,145,206**  
**PEOPLE**

Live within a 45  
minute drive

**3,341,023**  
**PEOPLE**

Live within a 30  
minute drive

**460,697**  
**PEOPLE**

Live within a 15  
minute drive

For further information or to arrange an inspection please contact the agents:

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