

## Unit 2 Boughton Road, Thamesmead, SE28 0AG

Light industrial / warehouse unit of 3,444 sq ft  
(319.95 sq m) recently fully refurbished

- Fully refurbished - available now
- Established industrial estate
- 3 phase power
- Fenced service yard to rear
- Tea point / kitchenette
- Good access to A2016 dual carriageway / Woolwich and Blackwall Tunnel

### Location

Unit 2 is located on Boughton Road, which is situated off Nathan Way which provides direct access onto Pettman Crescent and the A206 on the A2016. From here Woolwich Town Centre and station is only 1.4 miles. The road network is excellent with access available to the A205, A2, A20 and M25. West Thamesmead Business Park is located within the Borough of Greenwich.

### Description

The unit comprises a terrace of light industrial units with clear span accommodation. Each unit offers loading via a single roller shutter door to the rear with an enclosed service yard.



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### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Floor	Sq Ft	Sq M
Warehouse	3,444	319.95
<b>TOTAL</b>	<b>3,444</b>	<b>319.95</b>

### Terms

The unit is available on a new full repairing lease for a term to be agreed.

### Rent

£43,050 per annum plus VAT based on £12.50 per square foot.

### Service Charge

A service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.

### Location Map



### Business Rates

Interested parties are advised to contact London Borough of Greenwich for verification of exact rates payable.

### Energy performance certificate

An Energy Performance Certificate (EPC) has been requested and will be available shortly.

### Next steps...

For further details on these and many other available properties please contact:



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08-Aug-2023

AK011097/1