



35 THE IO CENTRE, ARMSTRONG ROAD ROYAL ARSENAL, WOOLWICH LONDON SE18 6RS



**MODERN INDUSTRIAL UNIT
WITH AIR CONDITIONED OFFICES**

4,803 SQ. FT. (446.24 M²)

TO LET



01322 475940
watsonday.com

LOCATION

The property is located on the IO Centre, to the north of Woolwich, town centre, on the south bank of the River Thames. The IO Centre forms part of Woolwich Arsenal, a mixed use development constructed over the past 20 years. The close by A206 dual carriageway provides direct access to the Blackwall Tunnel and Central London, 3.5 and 10 miles to the west respectively. M25 J1A is 7.5miles to the south east.

Mainline, Thameslink, DLR and Elizabeth line rail services are available from Woolwich and Woolwich Arsenal stations, providing services to a number of London termini.

For location click link or copy and paste <https://w3w.co/lists.reply.oasis> to your browser.

DESCRIPTION

The property comprises a purpose built terrace industrial unit of steel portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- Modern industrial unit
- Approx. 7m eaves
- Reinforced concrete power floated screed floor
- 3 phase (100 amp) power supply
- Insulated sectional loading door
- First floor offices with suspended ceilings, inset lighting and air conditioning
- Ground and first floor WCs
- Fitted kitchen
- Shower room
- Approx. 20 metre yard depth

ACCOMMODATION

The unit has the following gross internal areas:-

Ground Floor	2,554 sq. ft.	(237.24 m ²)
First Floor	2,250 sq. ft.	(209.00 m ²)
Total	4,803 sq. ft.	(446.24 m²)

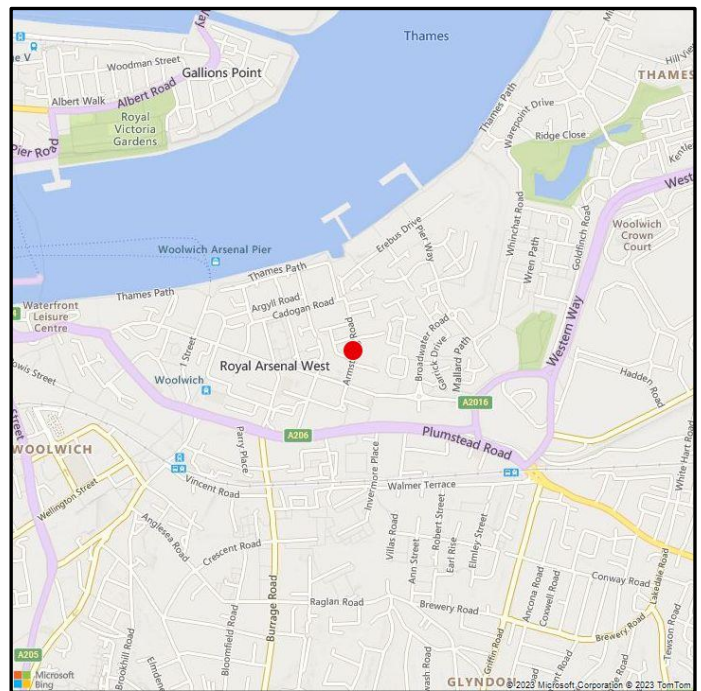
TERMS

The property is available by way of a sub-lease or an assignment of the existing lease for a term expiring on 30th June 2027.

RENT

£51,000 per annum exclusive

LOCATION PLAN



SERVICE CHARGE

The occupier will make a contribution for the upkeep and maintenance of the estate.

BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Warehouse & Premises Rateable Value £52,500

Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

ENERGY PERFORMANCE CERTIFICATE

Band C (72). Valid until 14/02/2034.

LEGAL COST

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

richardturnill@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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