

**MODERN
REFURBISHED INDUSTRIAL /
WAREHOUSE UNITS
UP TO 14,648 SQ FT (1,361 SQ M)
THREE UNITS AVAILABLE
INDIVIDUALLY OR COMBINED**

**iOCENTRE
WOOLWICH
UNITS 1, 2 & 3**

THE IO CENTRE,
ROYAL ARSENAL,
SKEFFINGTON STREET,
WOOLWICH,
LONDON, SE18 6SR



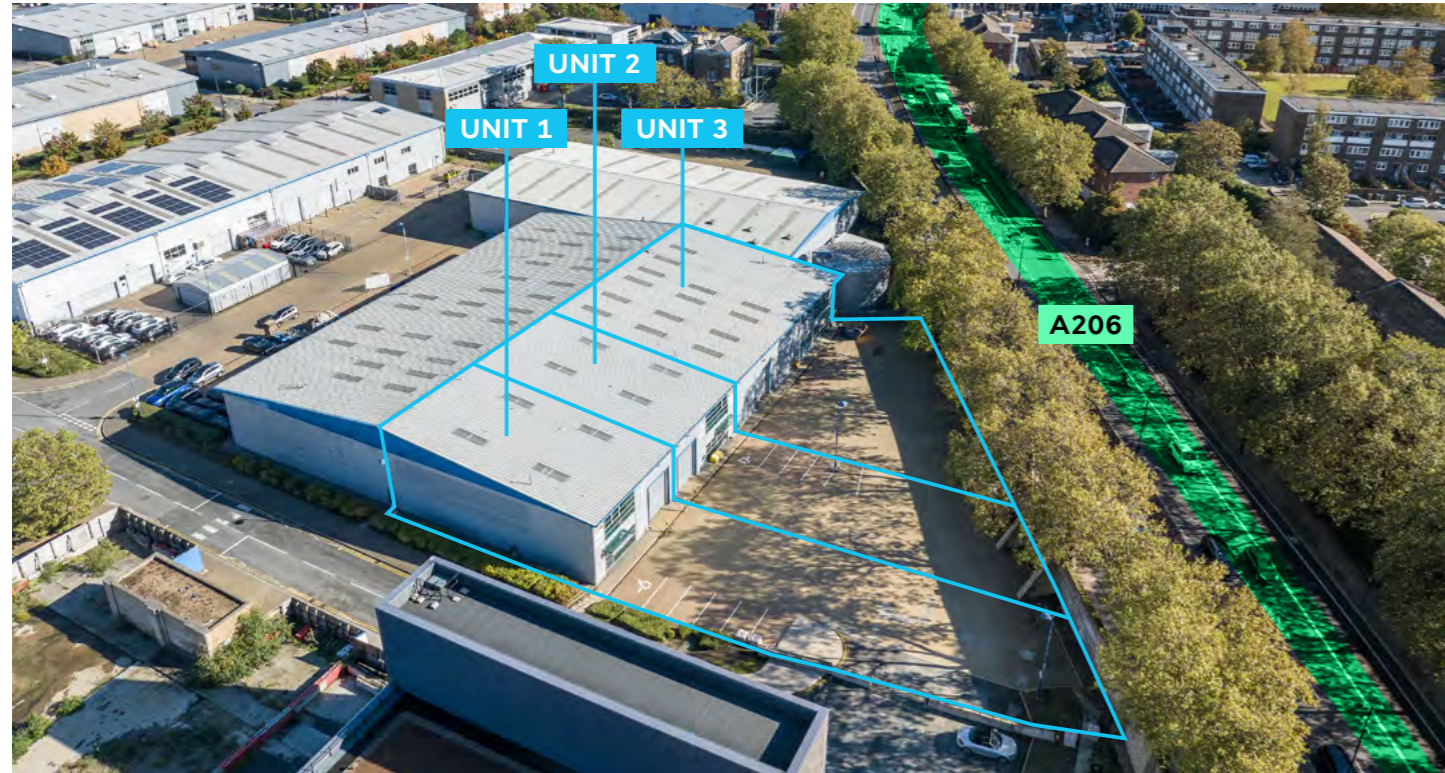
Description


The three units comprise modern refurbished industrial accommodation of steel portal frame construction with profile clad elevations set beneath a pitched roof. Loading is provided by level access loading doors with a generous yard and car parking area to the front.

Unit 1	SQ FT	SQ M
Ground Floor	2,962	275.17
First Floor	465	43.19
Total	3,427	318.38


Unit 3	SQ FT	SQ M
Ground Floor	6,491	603.0
First Floor	1,080	100.0
Total	7,571	703.0

Unit 2	SQ FT	SQ M
Ground Floor	2,967	275.64
First Floor	683	63.45
Total	3,650	339.09







Minimum eaves of 7.5M



3 full height electric and over loading door




Large loading and parking available to the front of the building




10% translucent roof panels




35M maximum yard depth




8 EV charging points




First floor office




Recently refurbished




EPC rating B



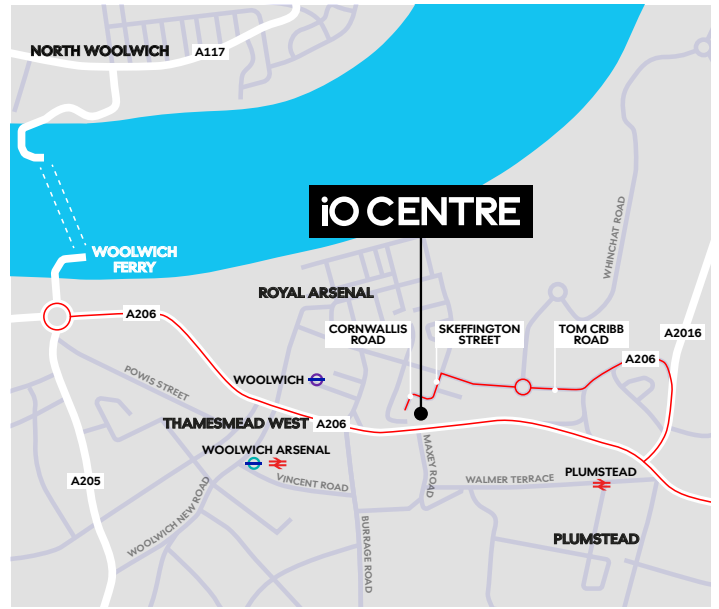
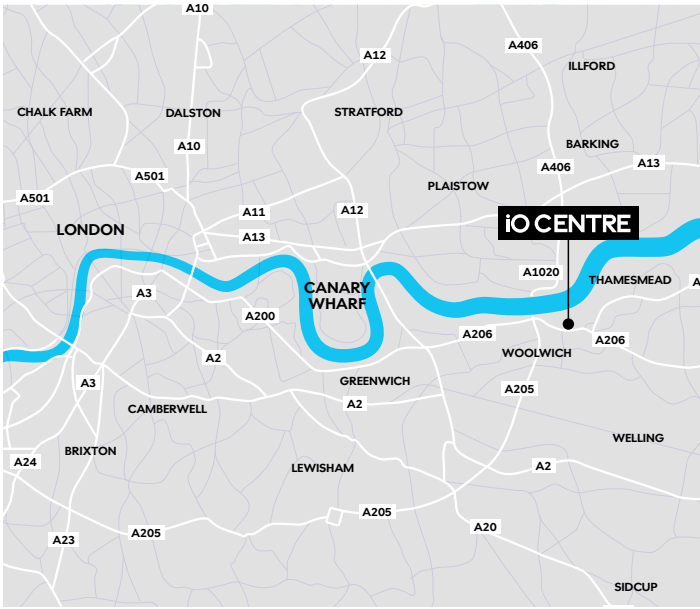
Insulated cladding



Cycle parking



LED lighting



Location

Accessed off Cornwallis Road from Duke of Wellington Avenue, the units form part of the larger and popular mixed use Royal Arsenal Development. It's situated within the London Borough of Greenwich, just to the north of Woolwich Town Centre. The Royal Arsenal boasts enviable public transport links with Woolwich Arsenal National Rail, DLR, Elizabeth Line and Crossrail stations within very close proximity as well as numerous bus routes servicing the main Plumstead road (A206).



2,503,396 people are within a 30 minute drive time



132,073 people (70.7%) of population are economically active



9% of economically active population work in skilled trades occupations



5.5% of economically active population work as process plant and machine operatives



14,359 people (12.2%) of population work in wholesale and retail trade

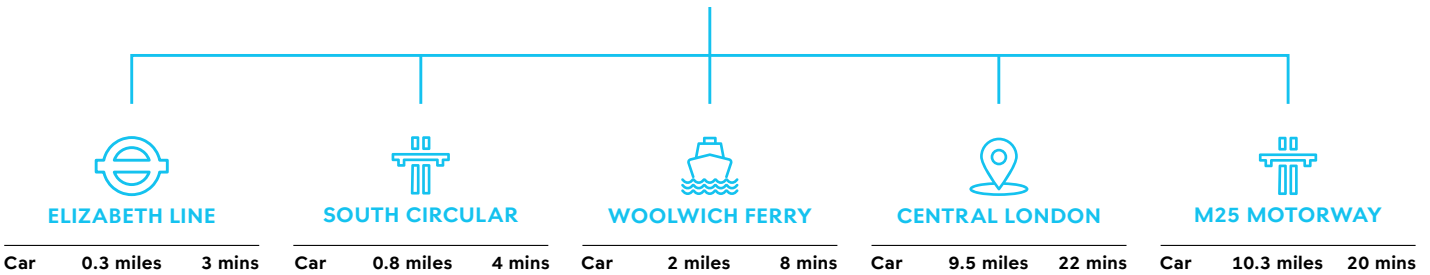


3,518 people (3%) of population work in manufacturing



5,839 people (5%) of population work in transport and storage

PRIME URBAN INDUSTRIAL LOGISTICS LOCATION



For further information please contact the sole agents:



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