

Unit 4 The iO Centre, Royal Arsenal, Skeffington Street, Woolwich, London SE18 6SR

Modern industrial / warehouse unit of 4,872 sq ft

- Minimum eaves of 7.5 m
- Full height electric up and over loading door
- 10% translucent roof panels
- Large loading & parking available to the front of the building
- Prime urban industrial / logistic location

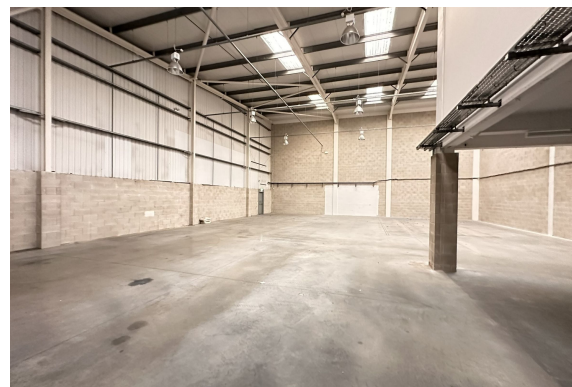
Location

Accessed off Cornwallis Road from Duke of Wellington Avenue, the unit forms part of the larger and popular mixed use Royal Arsenal Development 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 and Elizabeth Line stations within very close proximity as well as numerous bus routes servicing the main Plumstead road (A206).

Description

The property comprises a modern end terrace industrial unit of steel portal frame construction with profile clad elevations set beneath a pitched roof. Loading is provided via a single surface level loading door, with yard and allocated car parking to the front.



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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
Ground Floor	4,291	398.63
First Floor	581	53.97
TOTAL	4,872	452.61

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

On application.

Service Charge

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

VAT

VAT is payable on both rental and service charge payments.

Location Map



Business Rates

The property is assessed as follows:

Warehouse and premises £60,500

Interested parties are advised to contact the London Borough of Greenwich for verification of rates payable for the current financial year.

Energy performance certificate

We understand the property has an EPC rating of E-111.

Joint Agents

Montagu Evans - Robert Cohu - 020 3004 2912

Next steps...

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



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