



# INDUSTRIAL PREMISES

## TO LET



### Key Benefits

- Internal eaves height of 7m min.
- Floor loading 30kN/m<sup>2</sup>
- 3 phase power
- Gas supply
- Roller access door to warehouse
- Separate personnel access

### MODERN WAREHOUSE / INDUSTRIAL UNIT

**UNIT 23 THE IO CENTRE, ARMSTRONG ROAD,  
WOOLWICH, LONDON SE18 6RS**

**5,032 sq ft (467.48 sq m)  
including offices of 2,757 sq ft (256.13 sq m)**

For further information contact:

**Chris Birch**  
E : [chris.birch@altusgroup.com](mailto:chris.birch@altusgroup.com)  
T : 07976 681951

**Stephen Richmond**  
E : [stephen.richmond@altusgroup.com](mailto:stephen.richmond@altusgroup.com)  
T : 07771 900682

[www.altusgroup.com/property](http://www.altusgroup.com/property)



Offices at:

**Central London**   **M25 North/Hertford**   **M25 East/Dartford**   **M25 South/Reigate**   **M25 West/Heathrow**   **Midlands/Birmingham**   **North West/Manchester**

Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



## UNIT 23 THE IO CENTRE, ARMSTRONG ROAD, WOOLWICH, LONDON SE18 6RS

### LOCATION

The Royal Arsenal development in Woolwich is situated immediately north of Plumstead Road (A206) with access available from both Plumstead Road heading east and Tom Cribb Road off Pettman Crescent to the east of Woolwich town centre.

The site benefits from excellent transport links with the A205 South Circular Road, Woolwich Ferry and Blackwall Tunnel approach to the west and the A2016 dual carriageway leading through to junction 1a of the M25 (Dartford Crossing) in the east. Woolwich Arsenal mainline station links to London Bridge and the DLR Station within a few minutes walk.

### DESCRIPTION

The property comprises an end of terrace warehouse of steel portal frame construction with profile clad elevations under a pitched roof incorporating 10% translucent light panels.

The unit benefits from fully fitted ground and first floor offices with suspended ceilings, recessed lighting and air conditioning.

### ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	2,275	211.35
GF Office	1,272	118.17
1F Office	1,485	137.96
<b>TOTAL</b>	<b>5,032</b>	<b>467.48</b>

### TERMS

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

### RENT

£69,000 per annum exclusive.

### RATES

From our inspection of the Valuation Office website we understand the Rateable Value with effect from 1<sup>st</sup> April 2017 is £29,750. Interested parties are however advised to make their own enquiries with Greenwich Borough Council.

### SERVICE CHARGE

A service charge is levied for the upkeep of the common areas on the estate. Details on application.

### VAT

VAT will be payable on rent and other outgoings.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

Energy Performance Asset Rating – C68.



**Collingwood House, Schooner Court, Crossways Business Park, Dartford, Kent DA2 6QQ**  
**Email: [space@altusgroup.com](mailto:space@altusgroup.com) Tel: 01322 285588 Website: [www.altusgroup.com/property](http://www.altusgroup.com/property)**

Chartered Surveyors