

# FUSION

WEST THAMESMEAD  
NATHAN WAY, SE28 0AW

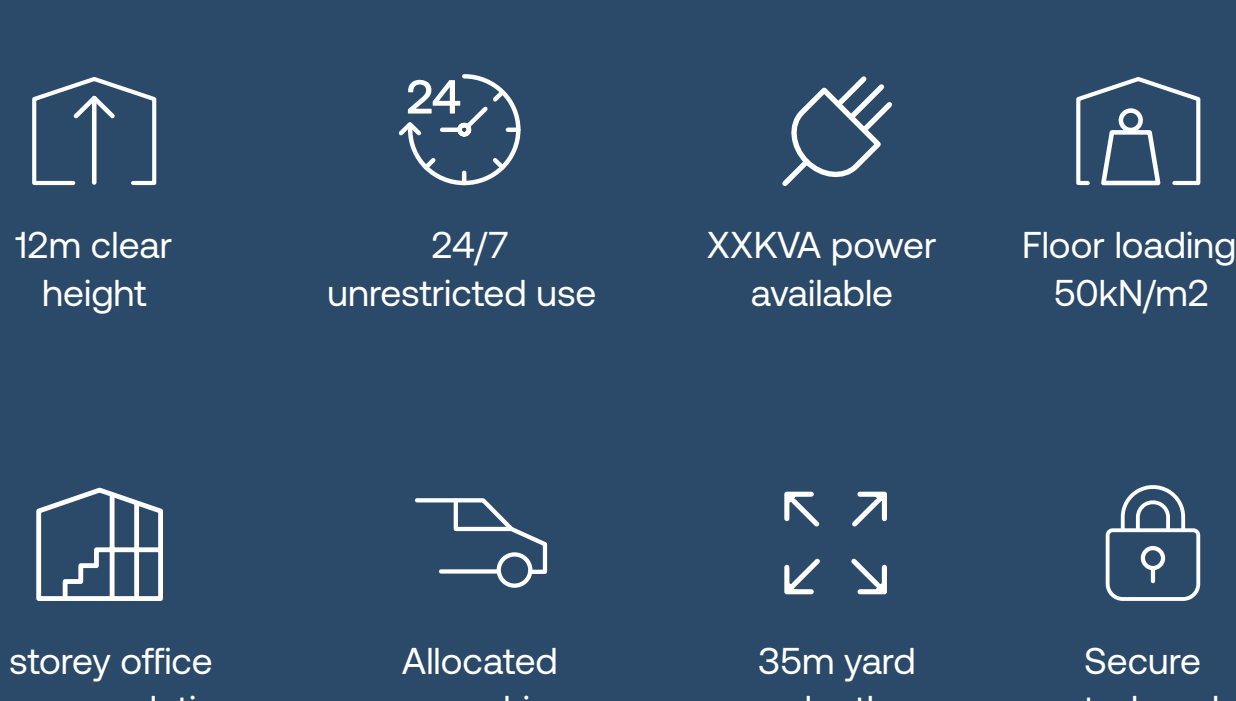
## ABOUT FUSION

Constructed using sustainable building techniques, ensuring the unit(s) will benefit from reduced energy costs.

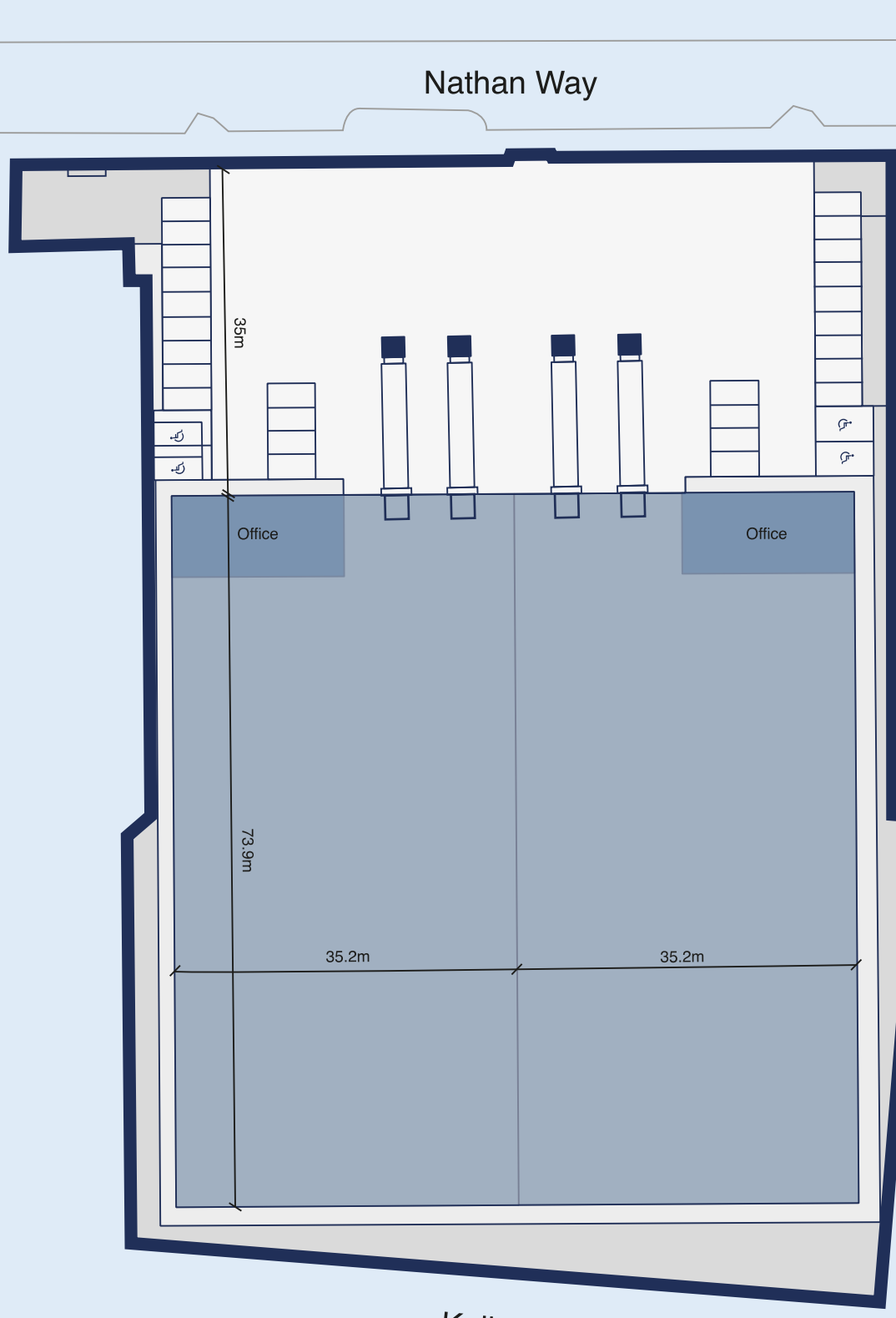
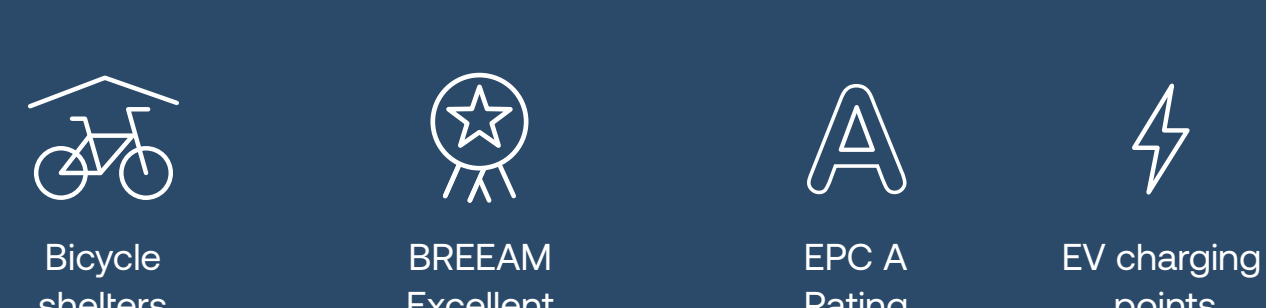
The flexible design allows occupation as two separate units or one whole property.



## SPECIFICATION



## SUSTAINABILITY



Unit	Warehouse (Sq Ft)	Office (Sq M)	Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)
Unit 128	28,850	2,683	1,750	30,600	2,849
Unit 130	28,850	2,683	1,750	30,600	2,849
Combined	57,700	5,366	3,500	61,200	5,698

## LOCATION

The development is in close proximity to Central London, and offers excellent transport links (M25) for last mile logistics.

The property is situated fronting onto the south side of Nathan Way close to its junction with Kellner Road on the West Thamesmead Business Park. Nathan Way provides easy access into Plumstead and Woolwich, and access to mainline, DLR, and Crossrail services.



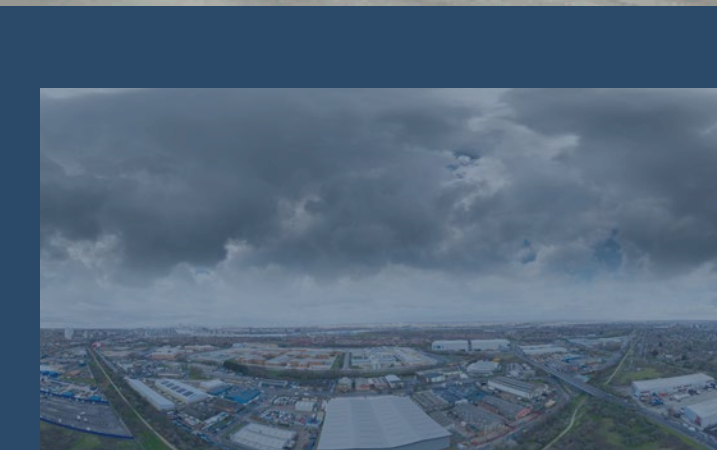
## CONNECTIVITY

Destination	Distance (miles)	Drive time (minutes)
Plumstead Station	1.6	7
A205	1.9	6
Blackwall Tunnel	5.4	14
London City Airport	9.3	25
M25	11	18
Central London	12.2	35
London Gateway	20.5	30

Local trains provide services to London City Airport, Canary Wharf and the City with the Elizabeth Line (Crossrail) serving Paddington and Heathrow.

The Woolwich Ferry is approximately 2 miles away and the Blackwell Tunnel 5 miles to the West whilst the M25 at Dartford is 10 miles to the East.

## GALLERY



## MEDIA & DOWNLOADS

For the latest information on FUSION West Thamesmead click on the links below



360 virtual tour

MORE INFO →



Progress on site

MORE INFO →



Promotional video

DOWNLOAD ↓



Marketing brochure

DOWNLOAD ↓

## CONTACT US

For further information please contact us, our agents or complete our enquiry form.

**Mileway**

Tim Smith  
+44 (0) 7741659908  
tim.smith@mileway.com

Full Name  Phone Number (Optional)

More info on this property

Email

Message (Optional)

By submitting this form, you confirm that you agree to our website terms of use our privacy policy and our cookie policy

Send enquiry →

**GLENNY**

Name  
Phone number  
Email address

**savills**

Name  
Phone number  
Email address

**BNP PARIBAS REAL ESTATE**

Name  
Phone number  
Email address



# PRIME URBAN LOGISTICS DEVELOPMENT

29,500 SQ FT – 59,000 SQ FT

AVAILABLE Q2 2023

WEST THAMESMEAD  
NATHAN WAY, SE28 0AW



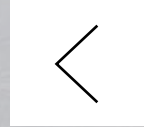


130

128

# MEDIA & DOWNLOADS

For the latest information on FUSION West Thamesmead click on the links below



360 virtual tour

MORE INFO →



Progress on site

MORE INFO →



Promotional video

DOWNLOAD ↓



Marketing brochure

DOWNLOAD ↓



## CONTACT US

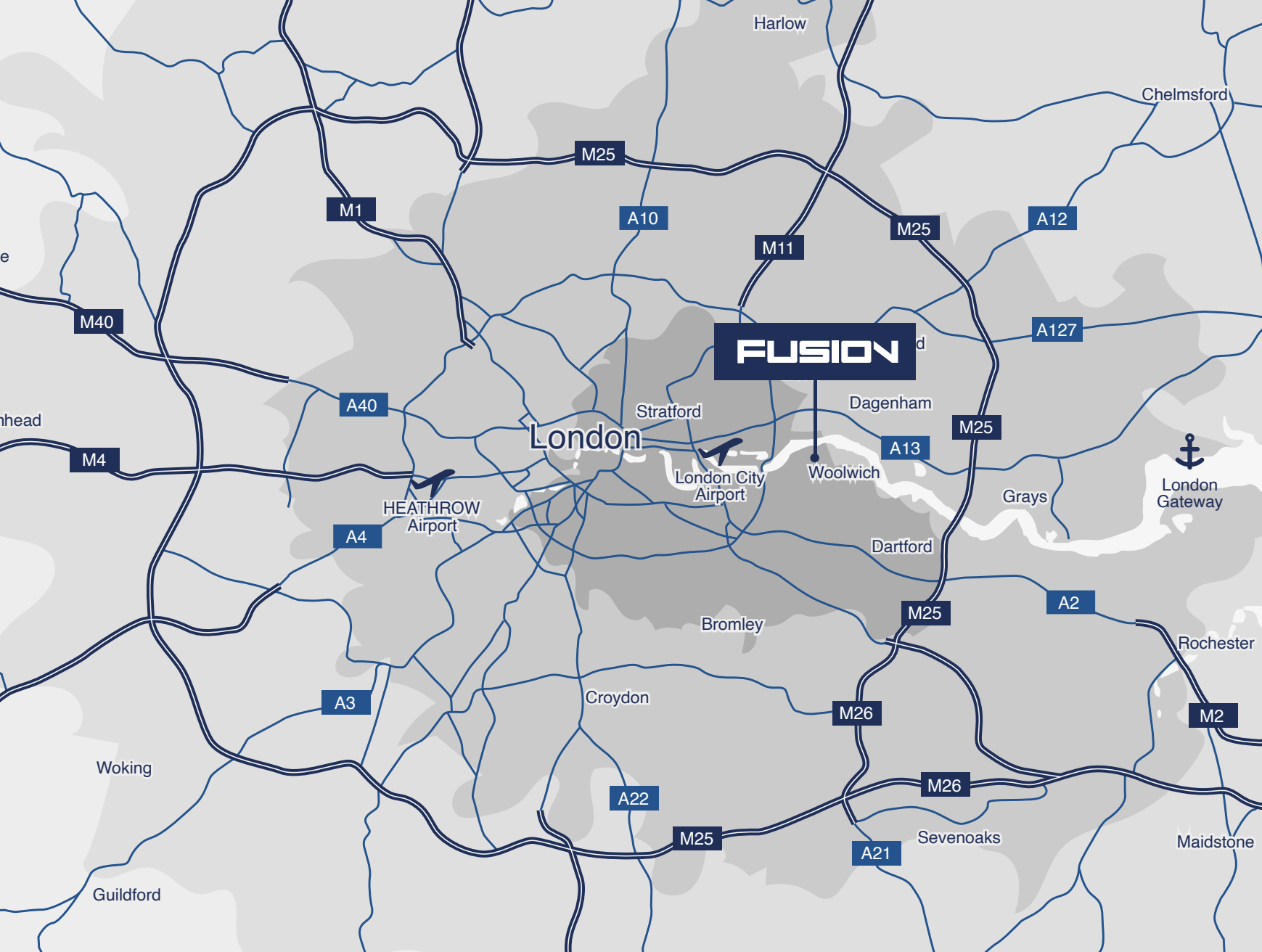
For further information please contact our sole agents or complete our enquiry form.

Full Name

Phone Number (Optional)

More info on this property

Email



**FUSION**

London

HEATHROW  
Airport

London City  
Airport

Woolwich

Dagenham

Grays

London  
Gateway

Dartford

Bromley

Rochester

Croydon

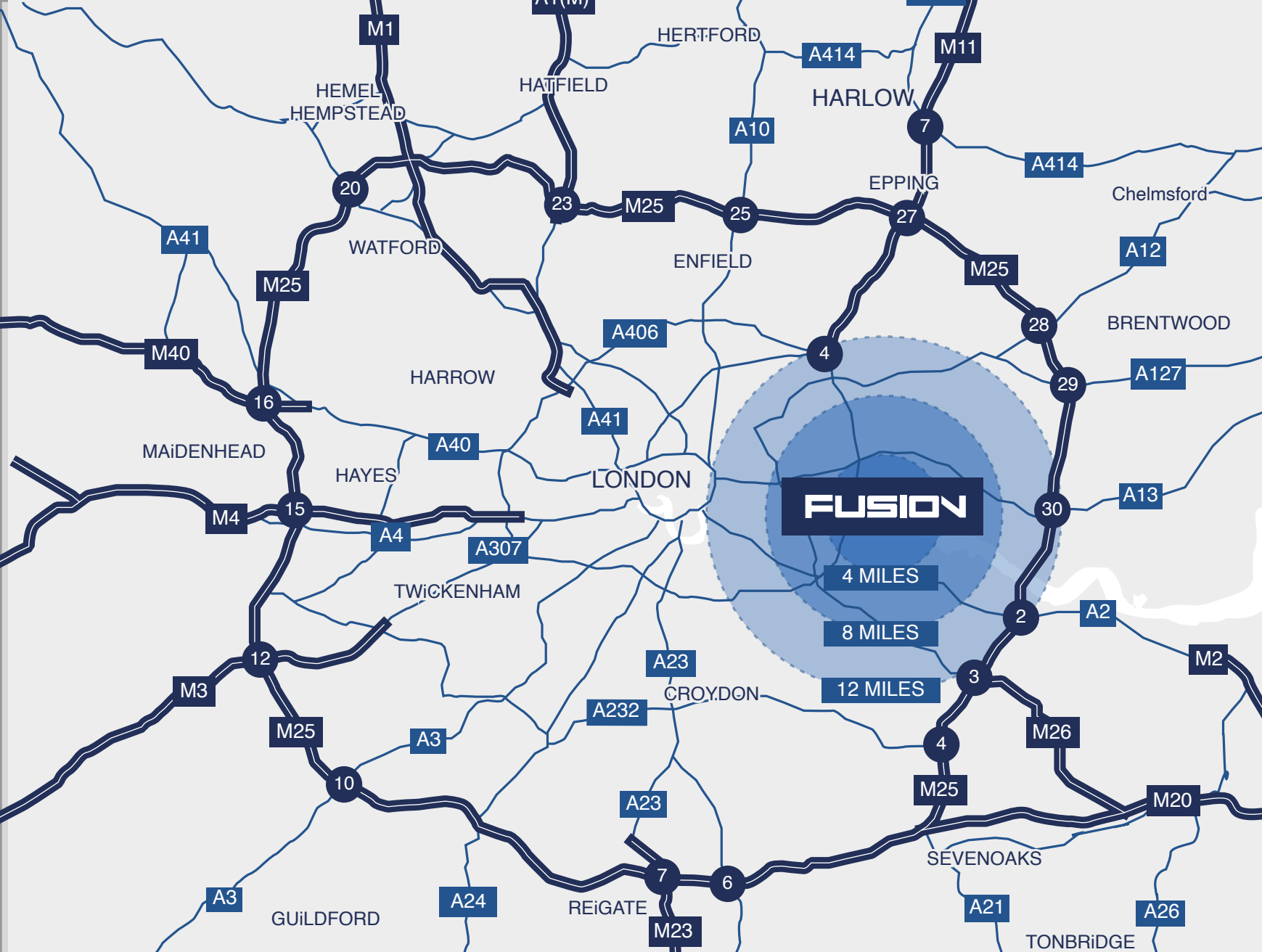
Woking

Sevenoaks

Guildford

Maidstone





Display heading 54/57

H1 Heading 45

Intro type/body display 37

Body intro 27/39

To the east of Manchester, close to Denton Town Centre, Tameside Business Park is ideally located for local and regional businesses seeking high quality commercial space with excellent links to the national motorway network.

H2 Body heading 20

Body copy 17/25

With a prominent and extensive frontage to Windmill Lane the scheme is already a local landmark. Its proximity to the M67/M60 intersection allows quick and easy access to and from Manchester City Centre, Stockport and South Yorkshire.

incidentals/list 14/32

ACCOMMODATION

---

SPECIFICATION

---

LOCATION

---

CONTACT US

# FUSION

WEST THAMESMEAD  
NATHAN WAY, SE28 0AW

PRIME URBAN LOGISTICS  
DEVELOPMENT

29,500 Sq ft – 59,000 Sq ft  
Available Q2 2023

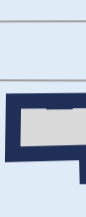


## ABOUT FUSION

Constructed using sustainable building techniques, ensuring the unit(s) will benefit from reduced energy costs.

The flexible design allows occupation as two separate units or one whole property.

## SPECIFICATION



12m clear height



24/7 unrestricted use



XXKVA power available



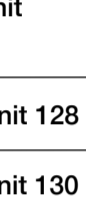
2 storey office accommodation



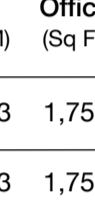
Allocated car parking



35m yard depth



Floor loading 50kN/m2



Secure gated yards

## SUSTAINABILITY



Bicycle shelters



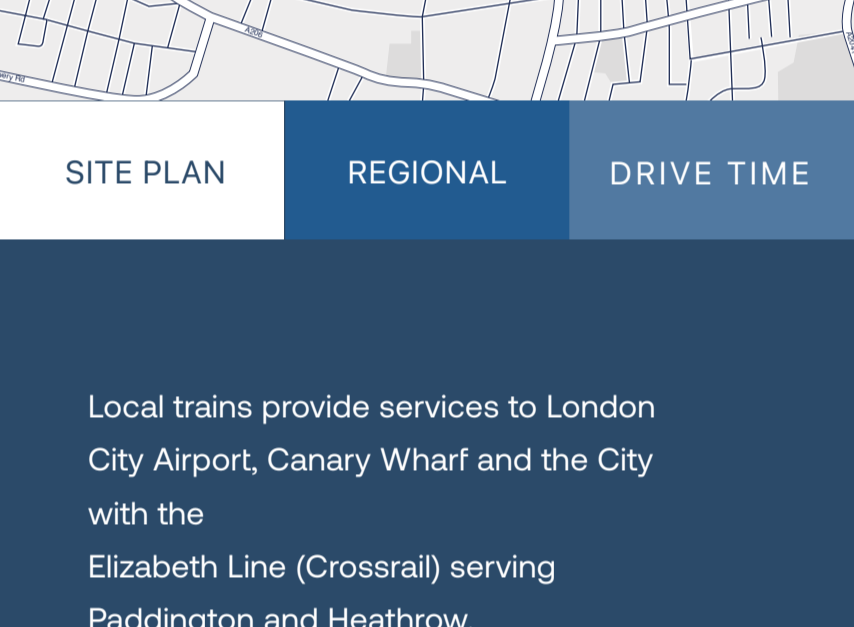
BREEAM Excellent



EPC A Rating



EV charging points

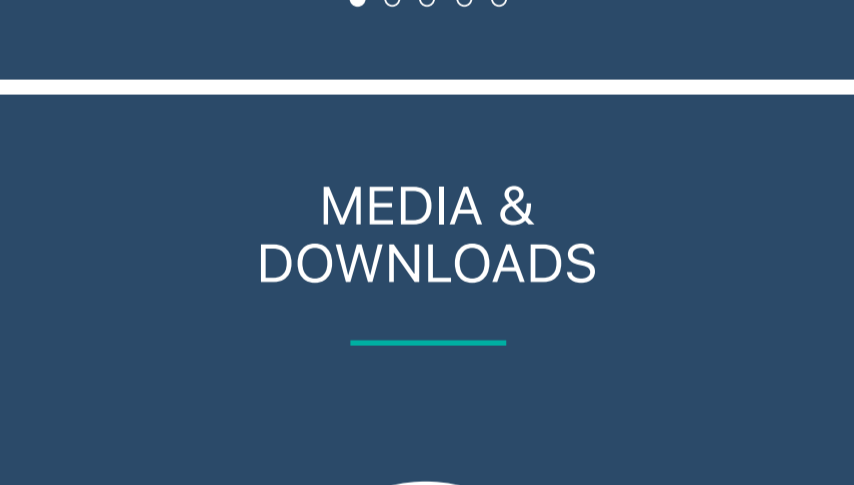


Unit	Warehouse (Sq Ft)	Warehouse (Sq M)	Office (Sq Ft)	Office (Sq M)	Total (Sq Ft)	Total (Sq M)
Unit 128	28,850	2,683	1,750	166	30,600	2,849
Unit 130	28,850	2,683	1,750	166	30,600	2,849
Combined	57,700	5,366	3,500	332	61,200	5,698

## LOCATION

The development is in close proximity to Central London, and offers excellent transport links (M25) for last mile logistics.

The property is situated fronting onto the south side of Nathan Way close to its junction with Kellner Road on the West Thamesmead Business Park. Nathan Way provides easy access into Plumstead and Woolwich, and access to mainline, DLR, and Crossrail services.



Destination	Distance (miles)	Drive time (minutes)
Plumstead Station	1.6	7
A205	1.9	6
Blackwall Tunnel	5.4	14
London City Airport	9.3	25
M25	11	18
Central London	12.2	35
London Gateway	20.5	30

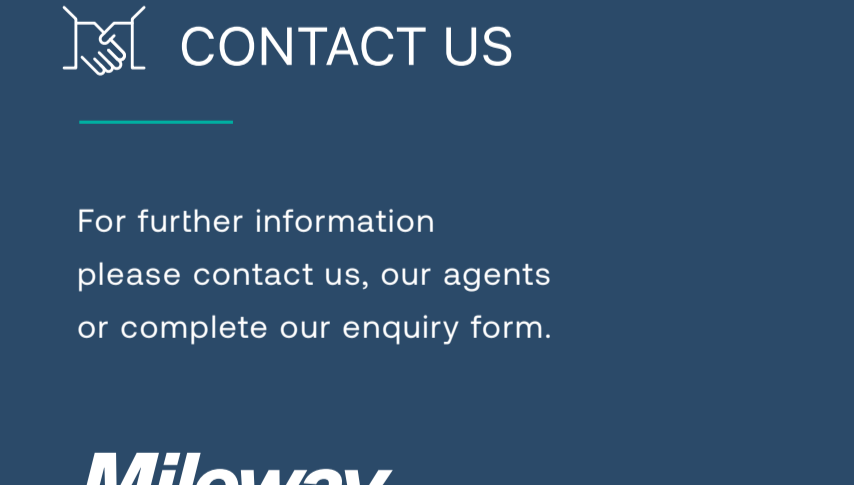
Local trains provide services to London City Airport, Canary Wharf and the City with the Elizabeth Line (Crossrail) serving Paddington and Heathrow.

The Woolwich Ferry is approximately 2 miles away and the Blackwell Tunnel 5 miles to the West whilst the M25 at

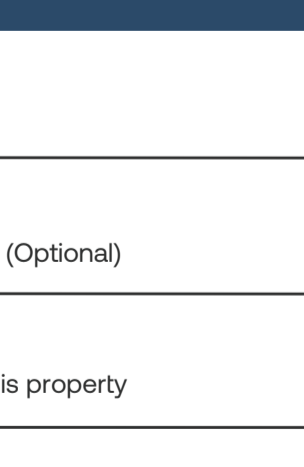
## CONNECTIVITY

Destination	Distance (miles)	Drive time (minutes)
Plumstead Station	1.6	7
A205	1.9	6
Blackwall Tunnel	5.4	14
London City Airport	9.3	25
M25	11	18
Central London	12.2	35
London Gateway	20.5	30

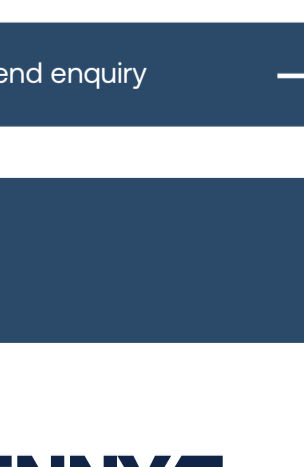
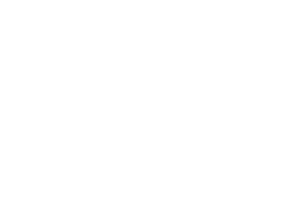
## GALLERY



## MEDIA & DOWNLOADS



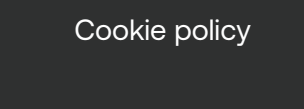
360 virtual tour



Progress on site



Promotional videos



Marketing brochure



## CONTACT US

For further information please contact us, our agents or complete our enquiry form.

**Mileway**

Tim Smith  
+44 (0) 7741659908  
tim.smith@mileway.com

Fill in the form below to arrange a time for us to call you:

Full Name

Phone Number (Optional)

More info on this property

Email

Message (Optional)

By submitting this form, you confirm that you agree to our website terms of use our privacy policy and our cookie policy

Send enquiry

## GLENNY

Name

Phone number

Email address

## savills

Name

Phone number

Email address

## BNP PARIBAS REAL ESTATE

Name

Phone number

Email address



*Mileway*

