

**B1/B8 UNIT**  
**UNIT 16 ANCHORAGE POINT INDUSTRIAL ESTATE, ANCHOR & HOPE LANE,**  
**CHARLTON SE7 7RY**



**TO LET**

**543.30 SQ. M (5,848 SQ.FT)**

**Location**

The property is situated within the Anchorage Point industrial Estate in Charlton, an established industrial estate off Anchor and Hope Lane. It is located north of the arterial Woolwich Road (A206), providing strong access to the Blackwall Tunnel. Nearby occupiers include Kwik Fit, Halfords and Sainsbury's.

The property is located within a short walking distance of Charlton mainline train station providing direct links to London Cannon Street. There are numerous buses which also serve the locality.

**Description**

The property comprises a mid-terrace warehouse of steel portal frame with brick work walls, profiled steel roof, translucent panels, 3-phase power, gas blower heaters, and concrete flooring. The minimum clear height is 4m.

Loading to the unit is via an electric roller shutter, and a separate pedestrian access leads to a lobby area with stairs to the first floor offices. The first floor is fitted with suspended ceilings, carpet tiles, perimeter trunking, and gas central heating. Kitchen and W/C facilities are provided at both ground and first floor levels. There are 4 allocated parking spaces, security lighting and 24hr access.

**Rent**

£65,000 per annum exclusive.

**Rates**

The premises has been entered into the 2017 rating list with a rateable value of £51,000.

**Planning**

We assume the premises benefits from B1 and B8 planning consent.

**Service Charge:**

The current percentage is to be confirmed. The services include, gully cleansing, cutting back vegetation, ground maintenance, security lighting, picking litters etc.

**Legal Costs**

The tenant is responsible for the Landlords legal fees.

**Terms**

The premises are available on an effective new full repairing and insuring lease for a term to be agreed.

**Also at:**

Croydon  
East Dulwich



**RICS**

### Accommodation

We have measured the premises in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice and calculate the Gross Internal Area as follows:

Ground Floor	463.92 sq m (4,994 sq ft)
First Floor Offices	79.38 sq m (854 sq ft)
<b>Total</b>	<b>543.30 sq m (5,848 sq ft)</b>

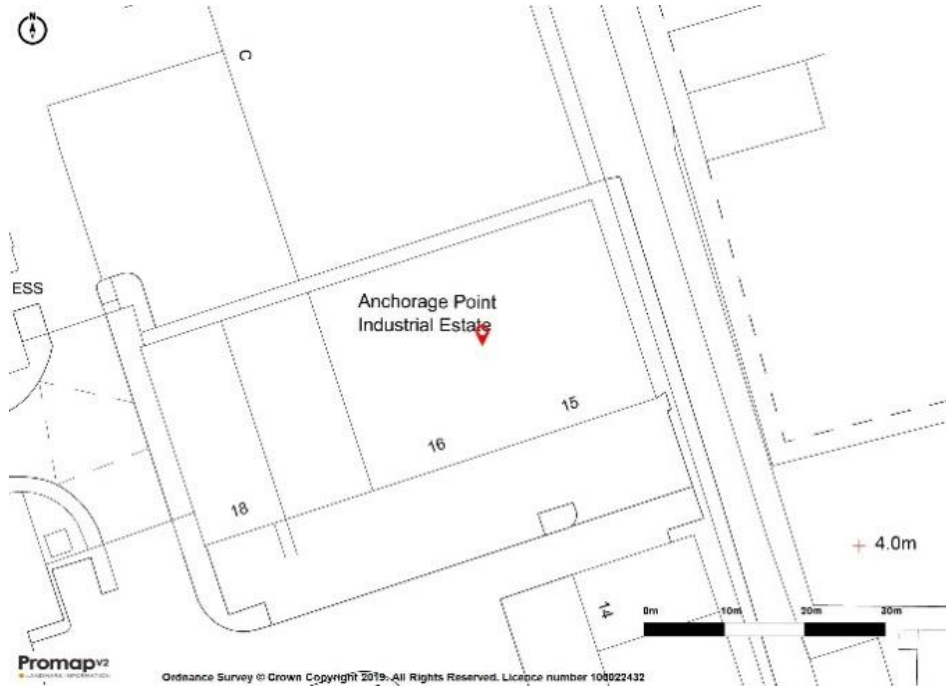
### EPC

The unit currently has an energy rating of 'B'. The full EPC is available to download at [www.hindwoods.co.uk](http://www.hindwoods.co.uk)

### Viewing

Strictly by prior arrangement with sole agents Hindwoods  
Charlene Nicholls: [c.nicholls@hindwoods.co.uk](mailto:c.nicholls@hindwoods.co.uk)

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