

Unit 14 The IO Centre Seymour Street, Woolwich London SE18 6SX

**Modern industrial / warehouse unit of 3,020 sq ft
including 1st floor offices**

- 3 phase power & gas supply
- Air conditioned offices
- 3 Parking spaces
- Easy access to A206 dual carriageway plus DLR stations and Elizabeth Line stations

Location

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 has public transport links with Woolwich Arsenal National Rail, DLR and the new Elizabeth Line station nearby as well as bus routes servicing the A206.

Description

The property comprises a mid-terrace industrial unit of steel frame construction with brick and glazed elevations to the front and aluminium cladding to the rear under a pitched roof incorporating translucent skylights.

The ground floor consists of reception area and WC facilities with stairs leading to fully fitted offices at first floor level. The first floor contains offices to the front of the building and storage / kitchen / production space to the rear.



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Description (cont.)

The unit benefits from a minimum eaves height of approximately 8m and has an insulated, electrically operated, loading door of approximately 3.5m wide by 3.6m high.

Externally the property benefits from 3 dedicated parking spaces to the front and further loading / parking to the rear.

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 - Warehouse	1,667	154.86
First Floor - Offices	1,346	125.04
TOTAL	3,020	280.56

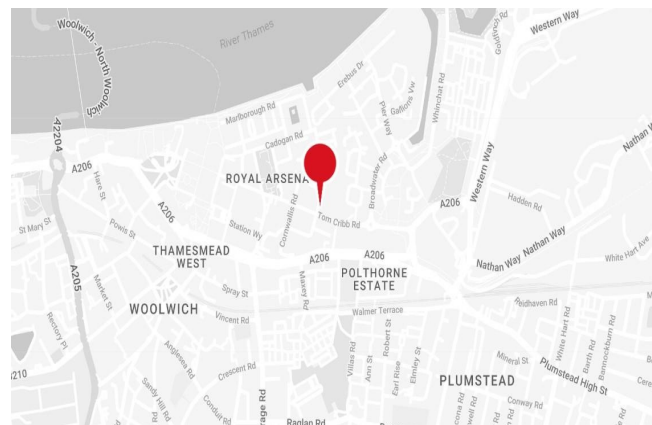
Terms

The property is available on a new full repairing and insuring lease at a rental of £40,000 per annum exclusive for a term to be agreed.

Service Charge

A service charge is payable for the upkeep and general maintenance of the Estate. This is subject to annual reconciliation. More information is available upon request.

Location Map



Business Rates

The property has a rateable value of £54,000

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 C-70.

VAT

VAT is applicable to rent and service charge at the current rate.

Next steps...

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



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