

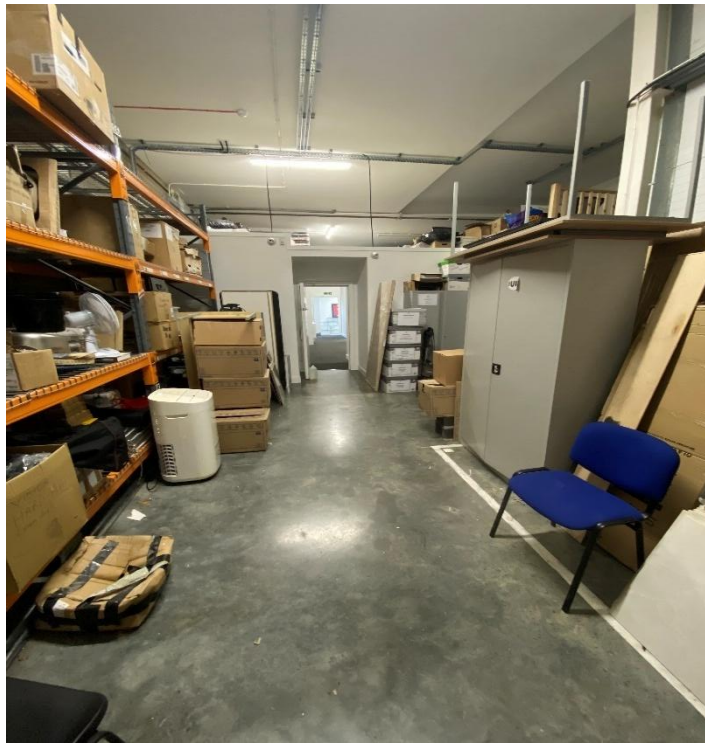


FOR SALE or TO LET

# Unit 13 IO Centre The Royal Arsenal London SE18 6SX

Light Industrial & Office Unit  
Approx. 328.69 Sq. M (3,538 Sq. Ft.)  
Parking for 9 cars





## Location

The property is located within the prestigious IO Centre in Woolwich which offers a high-quality business environment in a riverside setting. Modern warehouse and Industrial units sit within a wider development which provides excellent staff amenities including convenience stores, gym facilities, bars, restaurants, and cultural offerings. Vehicular access to the site is from Tom Cribb Road via Pettman Crescent.

The location enjoys unrivalled road communications with easy access to the South Circular Road (A205), Woolwich Ferry and Blackwall Tunnel to the west and the M25 to the east.

The public transport options are the best in south London. The recently opened Woolwich Elizabeth Line station sits within the development; additionally mainline and Docklands Light Railway services are available a short walk away in the town centre. Uber Clipper services are available from the Royal Arsenal Pier. London City airport is easily accessible via DLR.



## Description

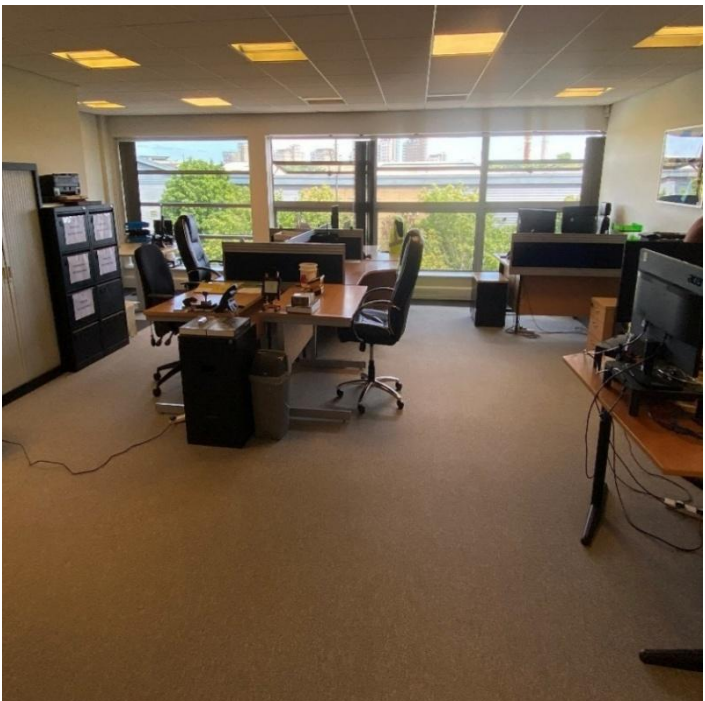
A business unit with a mixture of office and storage accommodation at first floor level and production/warehouse accommodation to the ground floor. The property has been fitted to a high standard by the current occupiers to provide kitchen, boardroom, and office accommodation at first floor. There is flexibility to retain or remove elements of the ground floor offices.

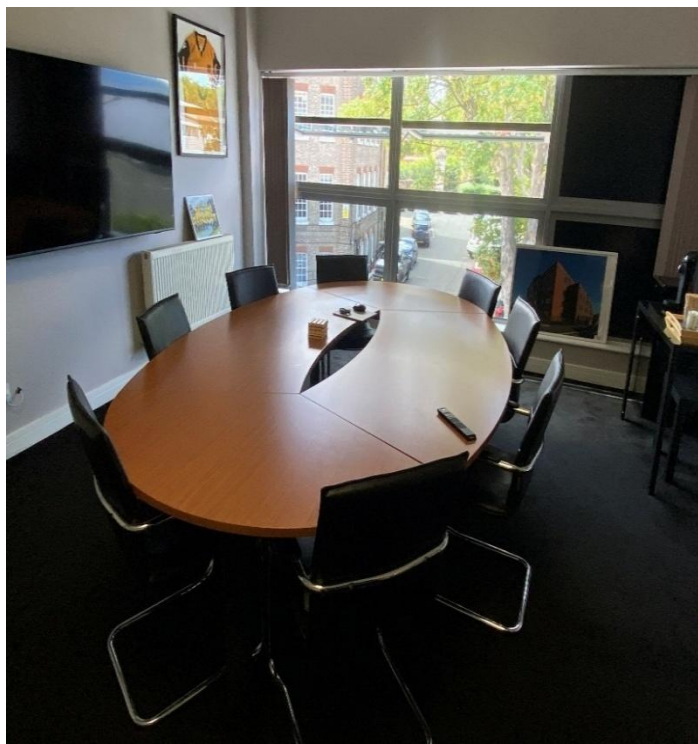
- Maximum clear internal height of 7.1 m
- Fully fitted office accommodation
- On-site car parking for 9 cars
- 3 phase power and all mains services
- Gas fired central heating to offices
- Class B1 and B8 uses
- Covered loading to the rear

## Property Size

The property has the following approximate gross internal areas (GIA):

Ground Floor	163.66 sq. m. (1,762 sq. ft.)
First Floor	164.07 sq. m. (1,776 sq. ft.)
<b>Total</b>	<b>328.69 sq. m. (3,538 sq. ft.)</b>





## Property Terms

The property is available to be let on a new lease for a term to be agreed. Alternatively, the virtual freehold interest is available to purchase.

## Price/Rent

£750,000 or £45,000 per annum.

## Business Rates

The property has been entered into the 2026 rating list with a rateable value of £60,000. Interested parties should contact the local authority to confirm the rates payable.

## Planning

The property has a B1 and B8 purposes. However, the prospective tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

## Legal Costs

Each party to pay their own legal costs.

## Service Charge

A service charge is payable. Details upon application.

## VAT

VAT is applicable.

## EPC

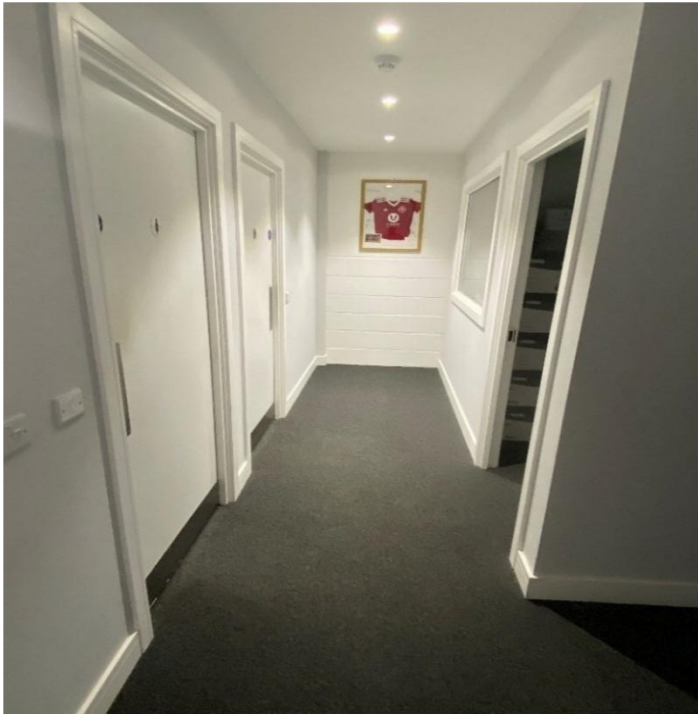
The property has an energy rating of "C". The full EPC is available to download at [www.hindwoods.co.uk](http://www.hindwoods.co.uk)

## Viewing

Strictly by prior arrangement with sole agents Hindwoods: 0208 858 9303.

Kevin Bright: [k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)  
or Ben Lewis [b.lewis@hindwoods.co.uk](mailto:b.lewis@hindwoods.co.uk)

CG6330





Ferry (P)

Royal Arsenal West

Education Facility

Woolwich

Plumstead

250 m

500 m