



TO LET

13-14 Mellish Industrial Estate
Ruston Road
Woolwich
London
SE18 5QZ

Warehouse/ Industrial Space
Approx. 15,268 sq ft
Plus Option To Lease Adjoining Unit Of
6,711 sq ft Total 21,979 sq ft





Location

The property is located on the north side of the A206 within a well established industrial estate which offers a high quality business environment.

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.

Woolwich Dockyard is the nearest station providing a regular service to central London and Kent. Further afield The Elizabeth Line, Woolwich mainline and Docklands Light Railway services are all available in the town centre. Uber Clipper services are available from the Royal Arsenal Pier. London City airport is easily accessible via DLR.

Description

The available unit is of steel portal frame construction with steel profile cladding and internal blockwork to 2.25m. The roof panels provide natural light via translucent panels. The minimum clear height is 6.15 m rising to 8.65m at the apex.

Two electric powered up and over sectional loading doors are provided and the two pedestrian entrances with glazed areas provide excellent options for a trade counter and reception area.

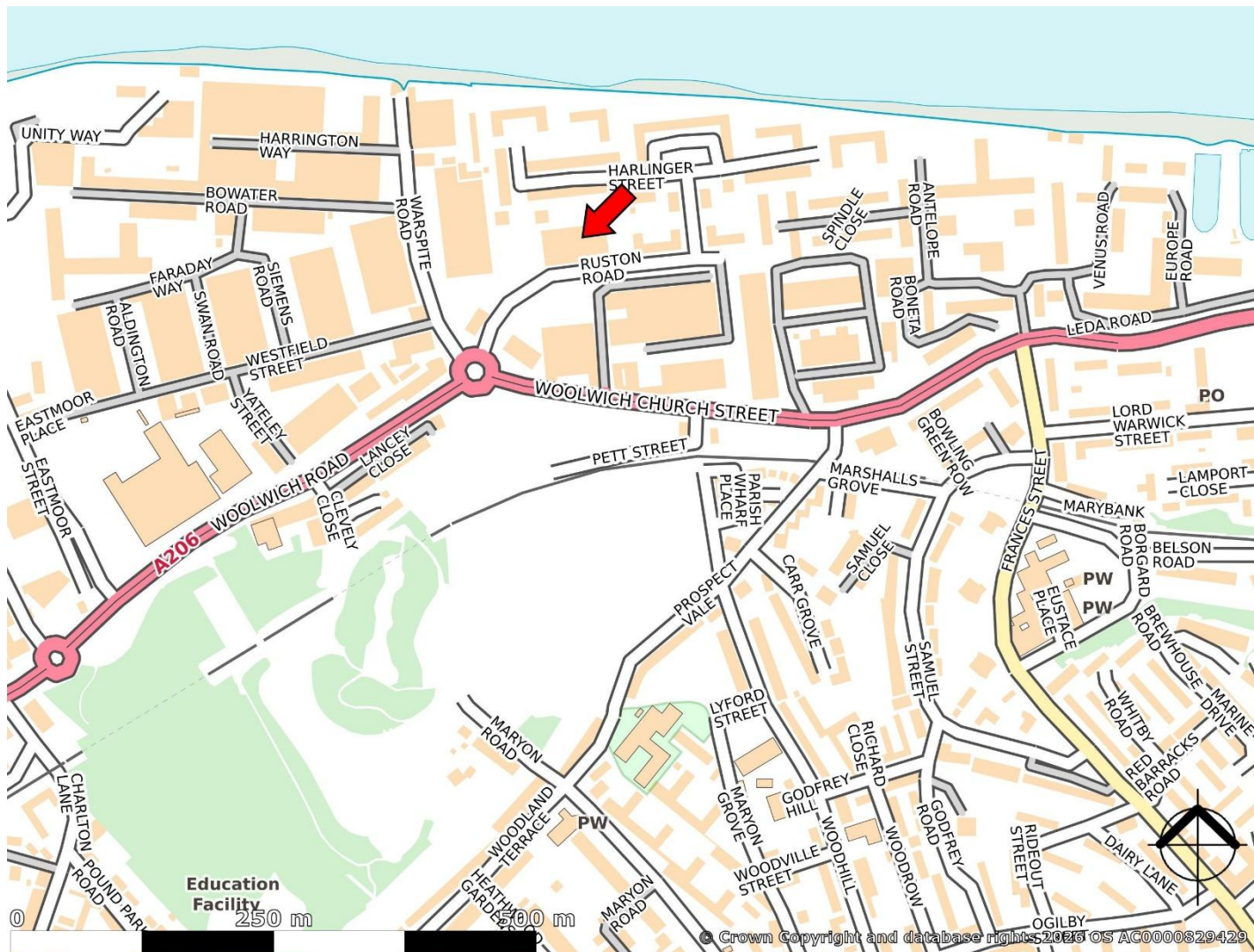
There is an extensive yard and parking provision directly in front of the unit as well as a separate pedestrian entrance from Ruston Road.

The building benefits from a 3 phase power supply and gas connection.

Accommodation

The Gross Internal Floor areas are approximately as follows:

Ground floor	15,268 sq ft sq ft
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Service Charge

A service charge is payable. Details upon application.

Property Use

The property is believed to have E class light industrial and B8 use. However, interested parties should make their own enquiries of the local authority.

Rent

£275,000 Per Annum Exclusive.

Business Rates

The property is entered in the 2026 Rating List with a Rateable Value of £280,000. Rates payable should be checked with the Royal Borough of Greenwich.

Property Terms/Tenure

Available on a new FR&I lease for a term to be agreed.

VAT

VAT will be applicable upon rent and service charge.

EPC

The property has an EPC rating of C61.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior arrangement with sole agents on 020 8858 9303:

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