

Units A/B, Anchorage Point, Anchor & Hope Lane, Charlton, London SE7 7SZ

Modern Detached Warehouse – 15,009 sq ft with Secure Yard – To Be Fully Refurbished – Ready Q2 2026 – 1MVA Power



Anchorage Point is located in a strategic South East London location within the established Charlton Riverside Industrial Zone, providing excellent access to Central London and the City by road and rail. The A102m Blackwall Tunnel & the recently opened Silvertown Tunnel are within minutes of the unit and give access to the A2, A13, A205, and out to the M25 motorway network. Train services include mainline stations at Charlton and Maze Hill, with the Jubilee Line underground at North Greenwich connecting into Central London and the South East.

CONNECTIVITY

M25 (J1a)	14 miles
M20 (J1)	12 miles
A2	3 miles
Dartford Crossing	17 miles
Silvertown Tunnel	2.2 miles
Blackwall Tunnel	3 miles
Central London	9 miles
North Greenwich Tube	1.9 miles
Charlton Station	0.5 miles
London City Airport	5 miles
London Gatwick Airport	44 miles
London Heathrow Airport	26 miles

The map displays the River Thames flowing through Greenwich, with major roads (A102, A1026, A1203, A1020) and the London City Airport. Key locations include Canning Town, Poplar, Blackwall, Canary Wharf, Isle of Dogs, East Greenwich, Charlton, Woolwich, and New Charlton. A red star marks New Charlton. The map also shows the Silvertown Tunnel, Blackwall Tunnel, and the Dartford Crossing. The map is credited to Mapbox and OpenStreetMap.

Units A/B Anchorage Point 90 Anchor & Hope Lane London SE7 7SZ

To Let

Description

The property comprises a modern detached unit of steel portal-framed construction with 6.5m internal eaves, excellent external yard and parking.

The unit extends to a total of 15,009 sqft (GIA) and will include two first floor offices of 1,193 sqft and 269 sqft, with WC and staff welfare facilities.

Loading is provided by 3 level access loading doors leading out to a demised yard with a 20m depth including access road (15m excluding).

The unit has a B1/B8 use with an unrestricted 24/7/365 access.

The property is set to undergo a comprehensive internal and external refurbishment, including air conditioned offices, the installation of PV panels and EV charging points.

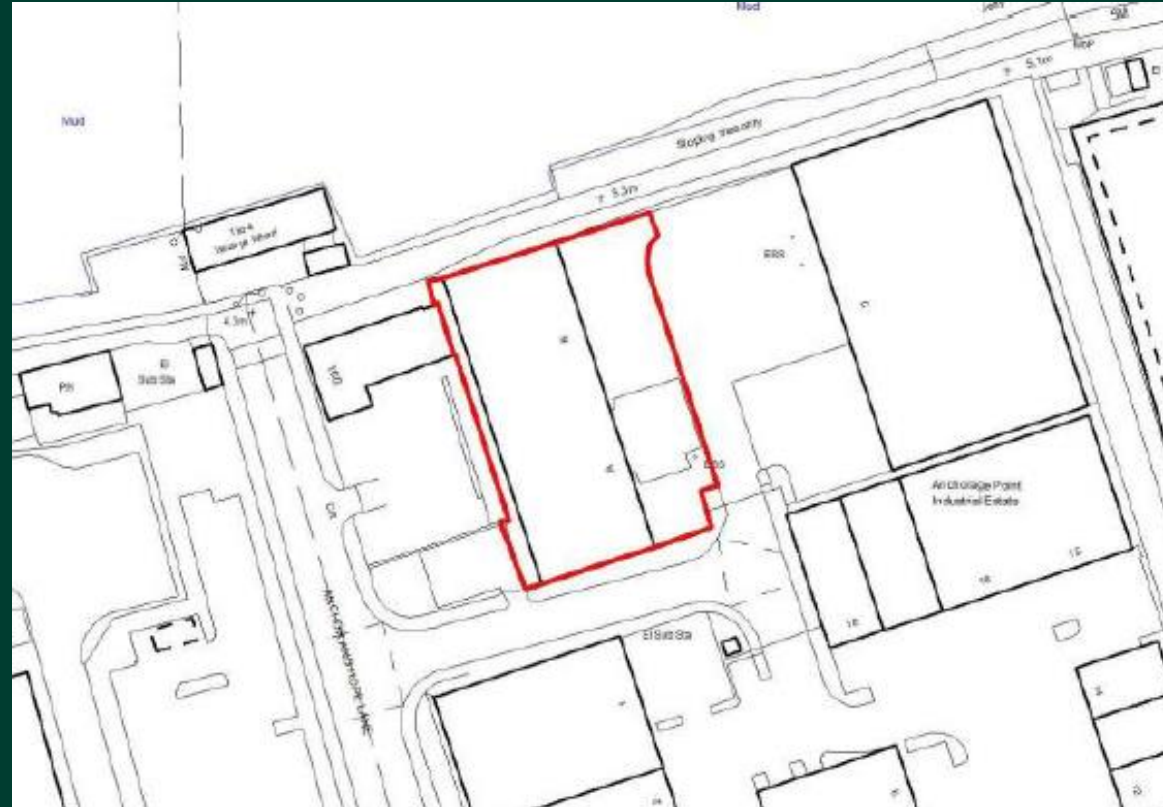
The property also benefits from a substantial 1MVA power supply that is connected to the building now and avoids power uncertainties.

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

On application from agents.



Service Charge

There is no service charge on account but costs for the communal areas are shared between this site and the adjoining owner.

Rates

To be re-assessed, further details on application

Legal costs

Each party is responsible to bear their own legal costs.

VAT

VAT will be charged on quoting terms.

EPC

EPC available on request – Target A

For further information or to organise a viewing, please contact Sole Agents:

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