



TO LET

45 IO Centre
The Royal Arsenal
London
SE18 6RS

Light Industrial Unit

Approx. 666.52 Sq. M (7,174 Sq. Ft.)



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

The property comprises an industrial unit set within a landscaped business park. The property enjoys good yard space, parking and loading facilities and the subject unit is the last in a terrace of four backing on to larger industrial units.

The building is of steel portal framed construction with profile steel cladding and internal concrete block work to 2m.

Loading is via an electric powered sectional up and over loading door opening into the full height storage area. The mezzanine level provides additional storage, offices, kitchen, and WC facilities.

Air conditioning and heating is fitted to most areas and there is a substantial 3 phase power supply.

Rent

£95,000 per annum exclusive.

Property Size

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

Ground Floor	392.52 sq. m. (4,225 sq. ft.)
Mezzanine	274.00 sq. m. (2,949 sq. ft.)
Total	666.52 sq. m. (7,174 sq. ft.)

Property Terms

The property is available to be let on a new Full repairing and insuring lease, for a term to be agreed, outside the Landlord & Tenant Act 1954.

Business Rates

The property is entered in the 2023 rating list with a rateable value of £50,000.

Planning

The property has a B1 light industrial consent. 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.

VAT

VAT is applicable.

EPC

A new EPC has been commissioned.

Viewing

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

Kevin Bright: k.bright@hindwoods.co.uk
Or Joint Agent
Glenny 0208 304 4911
CG6289



Ferry (P)

Royal Arsenal West

Woolwich

A206

Education Facility

Plumstead

Education Facility

250 m

500 m

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