



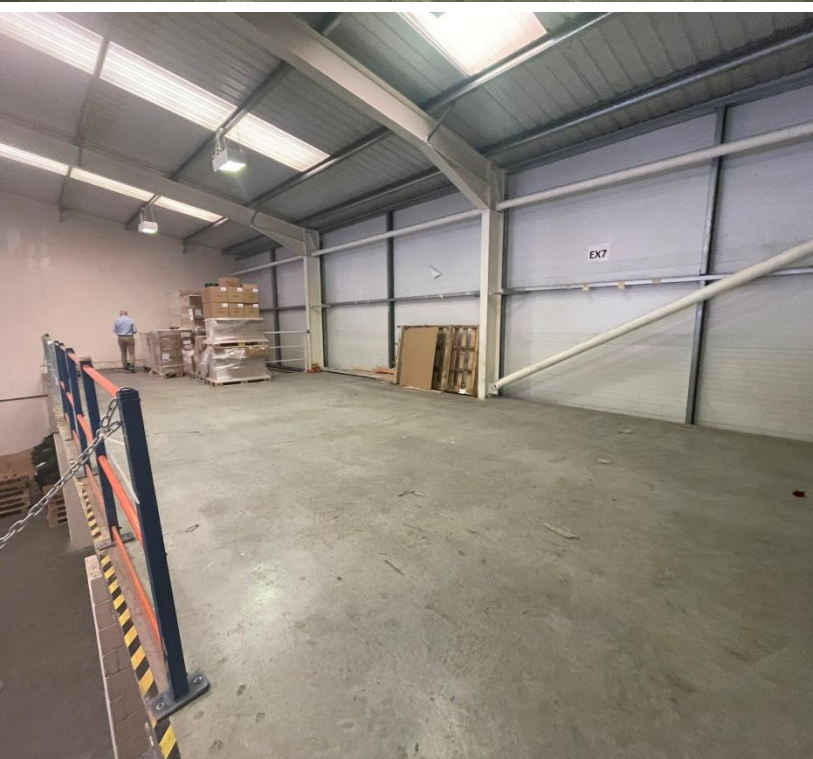
TO LET

1 Gateway Business Centre  
Thamesmead  
London  
SE28 0EZ

Industrial Unit To Let







## Location

The subject property is located on the Gateway Business Centre which is immediately adjacent to the Royal Arsenal development in Woolwich off the A206 and is accessed via Tom Cribb Road. Road communications are good with the Woolwich Ferry approximately 2 miles away and the Blackwell Tunnel approximately 5 miles to the West whilst the M25 at Dartford is approximately 10 miles to the East.

Plumstead and Woolwich Arsenal mainline railway stations are both within walking distance, and the Woolwich DLR and Elizabeth Line are also located nearby providing services to London City Airport and Heathrow Airport, together with services to Canary Wharf and the City.

## Description

The property comprises an end terrace modern industrial unit of steel portal frame, with brick and block work walls and profile insulated sheet cladding above. To the rear of the ground floor warehouse there are two toilets to the left-hand side and to the righthand side there is an office and staffroom with kitchenette.

The property has an open mezzanine structure providing additional storage at first floor level which covers around two thirds of the building's footprint; the rear section of mezzanine is structural and made of concrete supported by steel columns and beams; the front section of mezzanine is freestanding non-structural and made of a steel frame with timber flooring. There is a forecourt with parking for up to 5 vehicles and an electric overhead loading door measuring 3.8m wide and 5m high. Windows and doors are double glazed and have aluminium frames.

The premises further benefits from a rear fire exit, 3 phase power (no gas supply), electric security shutter over the entrance door, alarm system, emergency lighting, and smoke detectors. The premises has clearance height to the underside of the haunch of 7.29m rising to 8.25m at the apex.

## Price

£56,500 per annum exclusive.





## Planning

We assume the premises benefits from B8 Use Class within the Town and Country Planning (Use Classes) Order 1987 (as amended).

## Business Rates

The property is entered in the 2023 rating list with a rateable value of £48,250.

## Service Charge

The budget for 2025/2026 is £2,116.89.

The service charge covers mansafe annual safety inspections, buildings insurance (not tenant's contents), cleaning and maintenance of communal areas, gutter cleaning, and general management fees.

Internal maintenance and repairs, business rates, utilities, telephone, internet, and contents insurance are the direct responsibility of the tenant.

## Property Terms

The terms are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## Accommodation

The property has been measured on a gross internal basis (GIA) in accordance with the RICS Code of Measuring Practice and are set out below:

|                           |                                  |
|---------------------------|----------------------------------|
| Ground Floor:             | 282.03 sq m (3,036 sq ft)        |
| Structural Mezzanine:     | 92.99 sq m (1,001 sq ft)         |
| Non-Structural Mezzanine: | 114.35 sq m (1,231 sq ft)        |
| <b>Total Area:</b>        | <b>489.37 sq m (5,268 sq ft)</b> |

## VAT & EPC

VAT is not applicable. A new EPC has been commissioned.

## Legal Costs

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

## Viewings

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

**Charlene Nicholls**

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