



TO LET

73 Westmoor Street

Charlton

London

SE7 8NQ

Warehouse/Industrial Units

To Let

5,454 Sq Ft







#### Location

The property is located approximately 1 mile to the east of the Blackwall Tunnel southern approach (A102M), in Charlton's long established industrial area. Charlton and Woolwich Dockyard mainline stations are within close proximity, serving Central London and Kent. Woolwich Ferry is located close by. The premises are also in close proximity to the A2, A20 and M25 offering access to either Central London or Kent by road.

#### Description

The property entrance is located on Westmoor Street at the junction of Miranda Road and is accessible via an access road that leads to secure palisade gates and then into the tarmac yard and forecourt. The forecourt can accommodate approximately 8-10 vehicles. The warehouse is constructed in steel portal frame with pitched roof.

The premises have three roller shutter doors to the main warehouse and one to the small adjoining warehouse. There are also two pedestrian doors leading into the warehouses as well as two fire exits to the rear. The warehouses are interlinked via a roller shutter door. WC facilities are located in the larger warehouse.

The warehouse areas benefit from a minimum clear height of 4.25m (14 ft).

#### Property Use

The property is believed to have B2 class use.

#### Rent

£68,000 Per Annum Exclusive.

#### Business Rates

The property is entered in the 2023 rating list with a rateable value of £27,250. Interested parties should contact the local authority to confirm the rates payable.

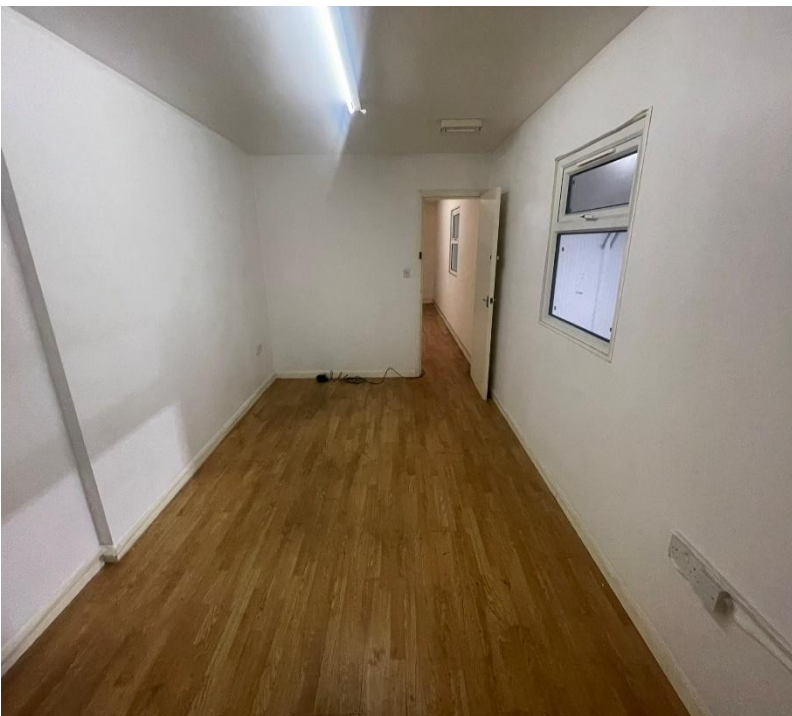
#### Accommodation

We have measured the premises in accordance with The RICS Code of Measuring Practice and calculate the Gross Internal Area as follows:

Warehouse 1	3,901sq ft	362.50 sq m
Warehouse 2	1,553sq ft	144.24 sq m
TOTAL	5,454sq ft	506.74 sq m

#### Property Terms/Tenure

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





#### VAT

VAT will not be applicable.

#### EPC

The premises have an EPC rating of D (94).

#### 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 0208 858 9303:

**Ben Lewis**

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