



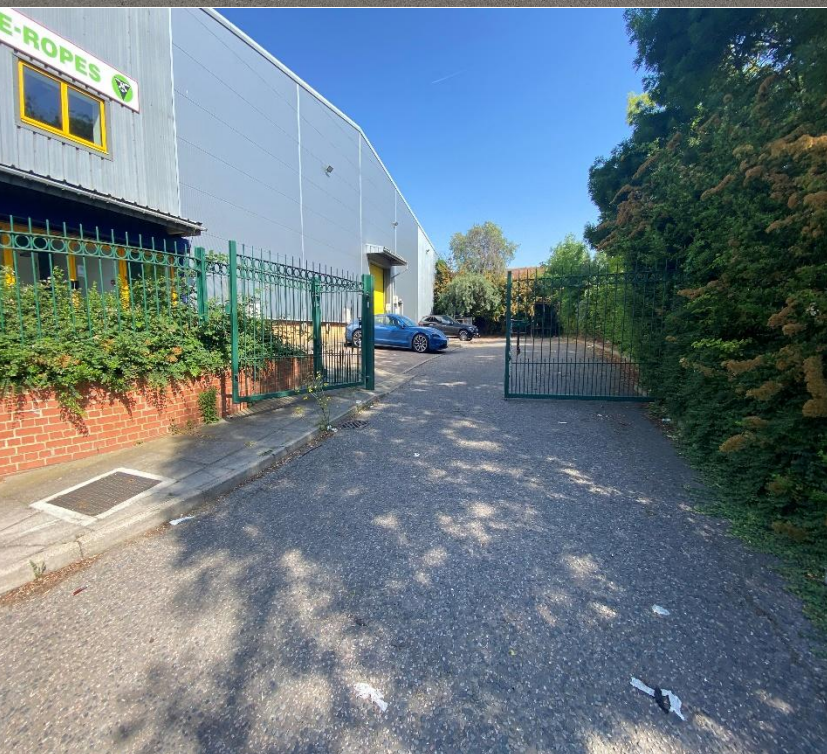
TO LET

15 Mellish Industrial Estate
Ruston Road
Woolwich
London
SE18 5QZ

TO LET

Modern Industrial/Warehouse
Unit





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 6.10 m rising to 9.50 m at the apex. Gas heaters are fitted.

There is an electric powered loading door and a separate pedestrian entrance.

Two WC's are provided at ground level together with a kitchen and office area. Further office accommodation is provided at first floor level and there is some mezzanine storage.

There is an enclosed yard and parking provision directly in front of the unit.

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

Accommodation

The Gross Internal Floor areas are approximately as follows: -

Ground Floor	6,426 sq ft
First Floor	285 sq ft
Total	6,711 sq ft
Mezzanine storage	920 sq ft



Service Charge

The service charge for the current year is £4398.13.

Rent

An assignment of the existing lease is available, expiring in July 2030. The passing rent is £107,750 per annum.

Alternatively, a new lease direct from the landlord may be available.

Business Rates

The property is entered in the 2026 Rating List with a Rateable Value of £122,000. However, we advise that all interested parties make their own enquires of the local authorities.

Planning

Warehouse, offices and light industrial uses are permitted. However, interested parties should make their own enquires of the local authority.

VAT

Vat will be applicable.

EPC

The property benefits from a rating of B(47).

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:

Kevin Bright

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Ben Lewis

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CG6327





Education Facility
250 m

500 m

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