



FOR SALE

Units 28 & 29 The IO Centre
Armstrong Road
Woolwich
London
SE18 6RS

Refurbished Industrial Space
Approx. 12,858sq ft





Location

The property is located within the prestigious Royal Arsenal development in Woolwich which offers a high quality business environment in a riverside setting.

These modern Industrial units sit within a wider development which provides excellent staff amenities including convenience stores, gym facilities, bars, restaurants and cultural offerings.

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 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

Originally completed in 2004 in the second phase of industrial development the properties comprise a pair of adjoining warehouse units of steel portal frame construction with steel profiled cladding.

The units interconnect at ground and mezzanine level and easily combine for a single occupier but can also be self contained.

There is a generous yard/parking area to the front of the units which could be separately secured. The recent refurbishment works provide great flexibility for configuration and fit out which will optimise the occupiers use of the building.

Accommodation

The Gross Internal Floor areas are approximately as follows:

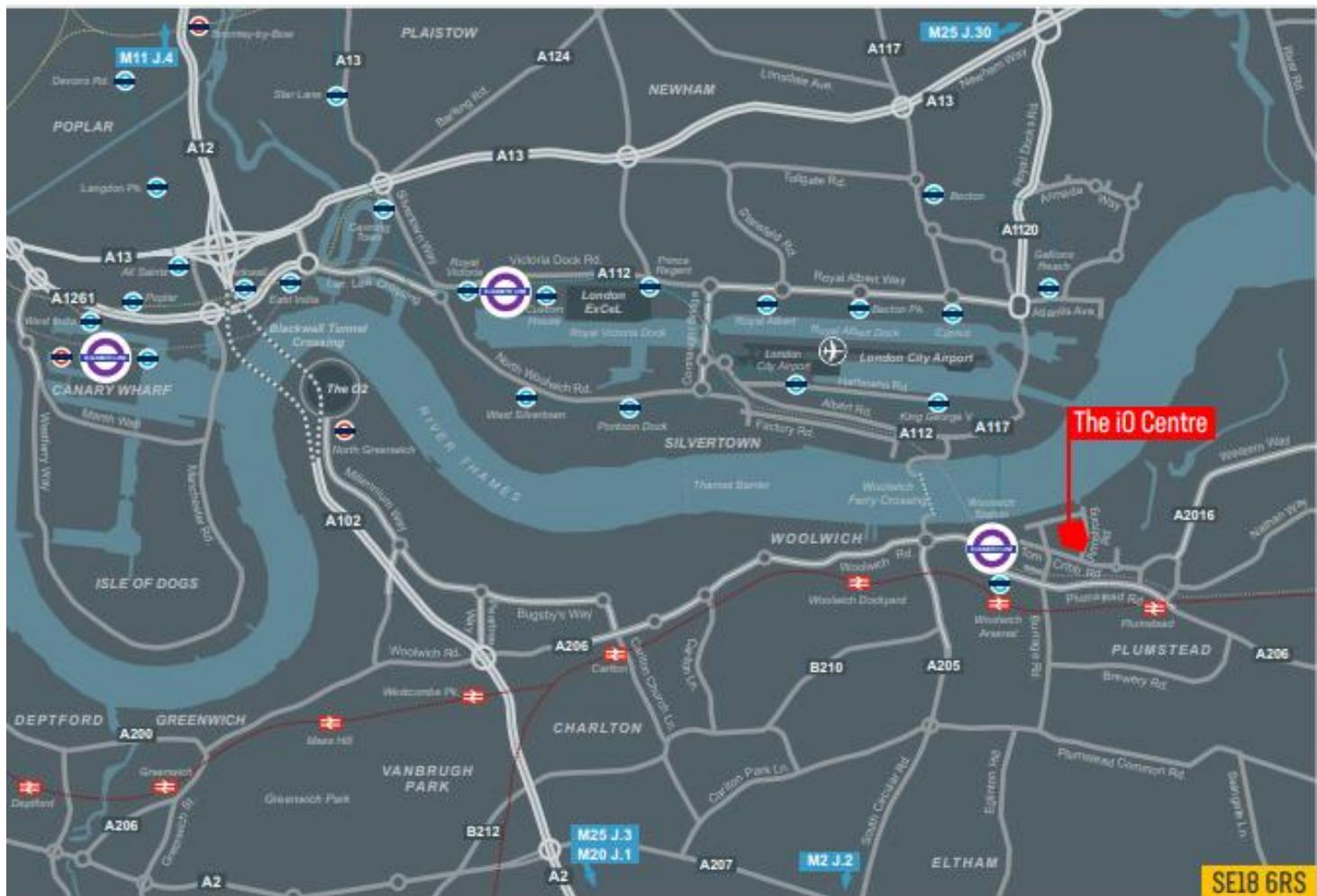
Unit 28

Ground Floor	4,164sq ft
1 st Floor	2,214sq ft

Unit 29

Ground Floor	4,170sq ft
1 st Floor	2,310sq ft
Total	12,858sq ft





Service Charge

A service charge is payable. Details upon application.

Property Use

Light Industrial.

Price

Offers in excess of £3,100,000.

Business Rates

The combined properties were entered in the 2017 Rating List with a Rateable Value of £104,000. The rateable value will need to be re-assessed.

Property Terms/Tenure

Virtual Freehold.

VAT

VAT will be applicable.

EPC

The properties have an EPC rating of B(30).

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 020 8858 9303

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