



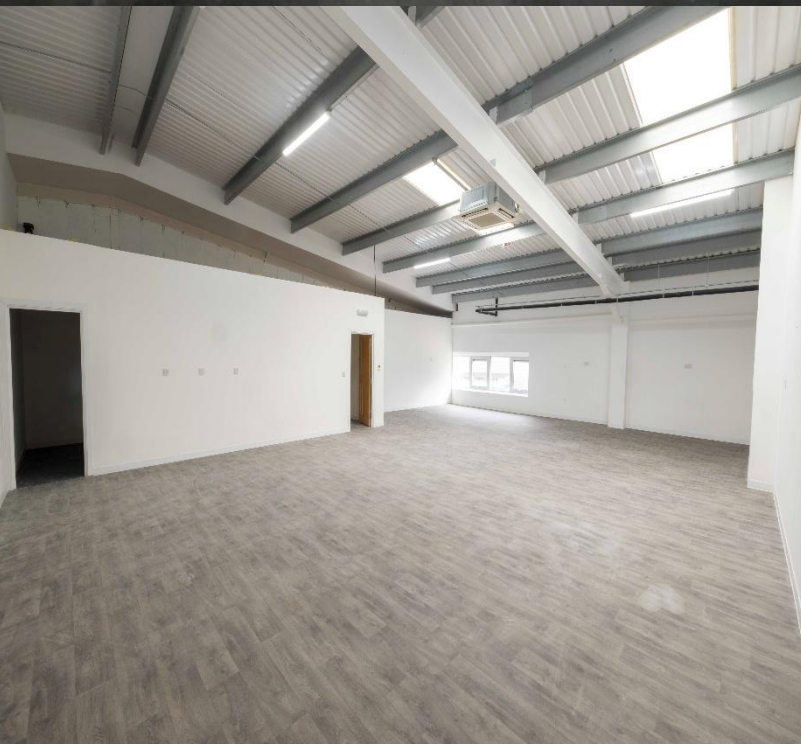
FOR SALE

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 <sup>st</sup> Floor	2,214sq ft

### Unit 29

Ground Floor	4,170sq ft
1 <sup>st</sup> Floor	2,310sq ft
<b>Total</b>	<b>12,858sq ft</b>







