



# TO LET

**13-14 Mellish Industrial Estate, Ruston Road**

**Woolwich, SE18 5QZ**

**15,194 sq ft**

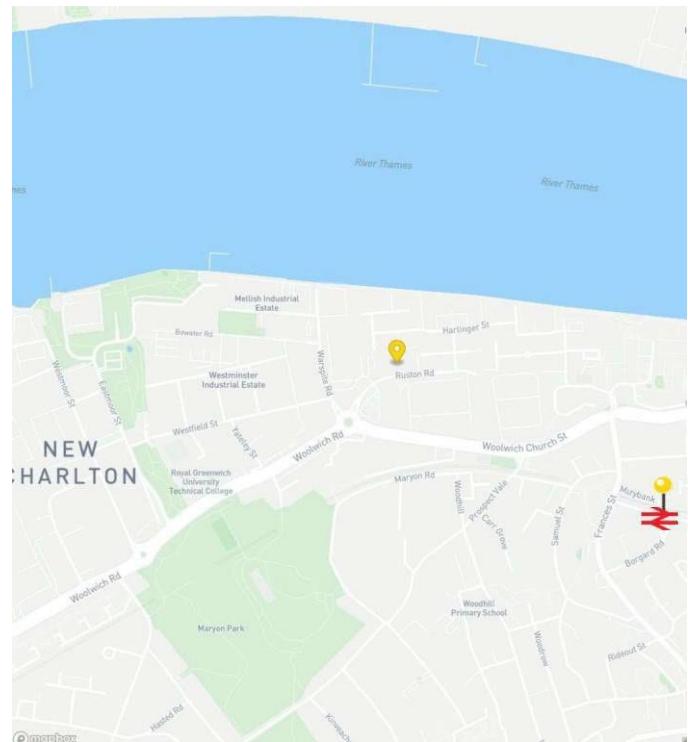


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## Description

The premises encompass a semi-detached industrial warehouse unit on a gated estate with each property having separate access and yard. Industrial warehouse unit on a gated estate, of steel portal frame construction, with steel profile clad roof and elevations. Built in around 1999, the warehouse benefits from approx. 6.5m minimum eaves, rising to approx. 8m at the central haunch, with amenities including a 3-phase power supply and gas heating infrastructure and demountable internal offices.

Externally, the property benefits from a dedicated yard space approx. 25m in depth providing loading and circulation space along with 14 parking spaces.



## Location

Mellish Industrial Estate is strategically located to the North of the A206, one of the main arterial roads leading to the Blackwall Tunnel, within the highly sought-after industrial area of Woolwich. Its advantageous position places it in close proximity to the Blackwall Tunnel, situated 2.5 miles away, facilitating convenient access to prominent business districts such as Canary Wharf (4.3 miles) and The City of London (6.6 miles). The property also provides good connectivity through public transport links, notably Woolwich Dockyard Station, merely 0.6 miles away, offering Southeastern national rail services.

## Accommodation

	Sq Ft	Sq M
Warehouse	15,194	1,411.57



## Terms

Rent	To Let £275,000 p.a.x.
EPC	C
Business Rates	£103,194
VAT	Applicable

## Contacts

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