



STRETTONS



TO LET

13-14 Mellish Industrial Estate, Ruston Road

Woolwich, SE18 5QZ

15,194 sq ft



Industrial Warehouse To Let

strettons.co.uk

13-14 Mellish Industrial Estate, Ruston Road, Woolwich, SE18 5QZ

Description

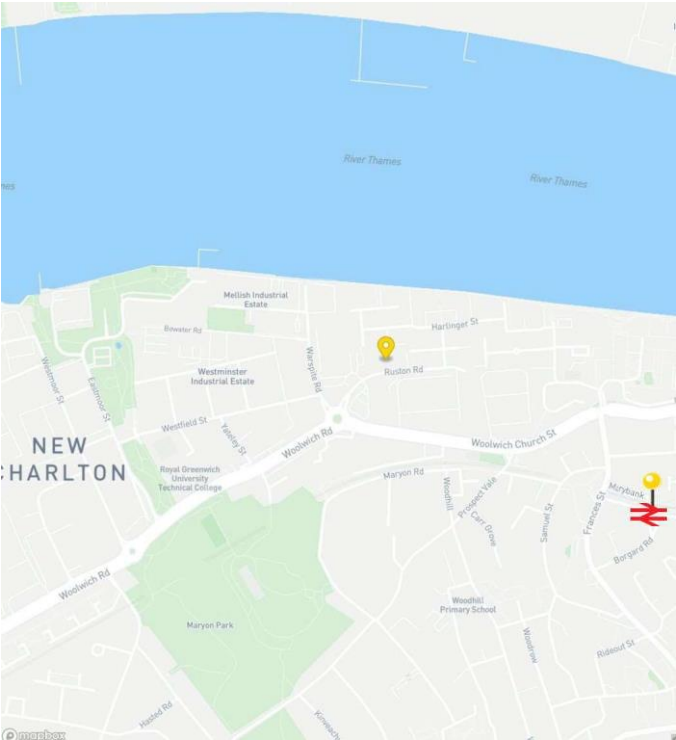
The premises encompass a semi-detached industrial warehouse unit on a gated estate with each property having separate access and yard. Industrial warehouse unit on a gated estate, of steel portal frame construction, with steel profile clad roof and elevations. Built in around 1999, the warehouse benefits 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	To Let
Rent	Rent on application
EPC	C
Business Rates	£103,194
VAT	Applicable

Contacts

Charlie Page
07803 850 225
charlie.page@strettons.co.uk

Neal Matthews
07803 850 227
neal.matthews@strettons.co.uk



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.