



TO LET

**Bunker 51, 3 Herringham
Road, Charlton, SE7 8NJ**

18,828 sq ft

Class E/Leisure Unit -
Lower Ground with Large
Yard



VIDEO TOUR

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Description

Class E Commercial Building with Extensive Yard

Former use: Escape Room Venue

Bunker 51 comprises a large, mostly open plan Class E commercial unit arranged over the lower ground floor, extending to approximately 19,223 sq ft, together with a secure external yard of approximately 7,661 sq ft, providing parking for circa 25-30 vehicles.

The total area extends to approximately 26,884 sq ft.

The property was previously used for paintballing and has a previous Rateable Value of £4,200. The property benefits from an EPC rating of B.

Flexible lease terms available at a rent of £90,000 per annum, equating to approximately £4.83 per sqft,

Potential uses include leisure uses, media and production studios, storage & distribution, light industrial



Key points

- Class E unit totalling approx. 26,884 sq ft
- Lower ground floor accommodation of approx. 19,223 sq ft
- Secure external yard (approx. 7,661 sq ft) with parking for 25-30 vehicles
- Flexible Lease Terms considered
- Rental £90,000 per annum exclusive
- Available immediately
- Located between the Blackwall/Silvertown Tunnels and the Woolwich Ferry - easy access to the A12/A2



Location

The property is located on Herringham Road in Charlton, South East London, which connects to Woolwich Way.

Charlton and Woolwich Dockyard stations are both within 10-15 minutes walk - connecting to London Bridge Station

Transport Links



Charlton 0.5 Miles



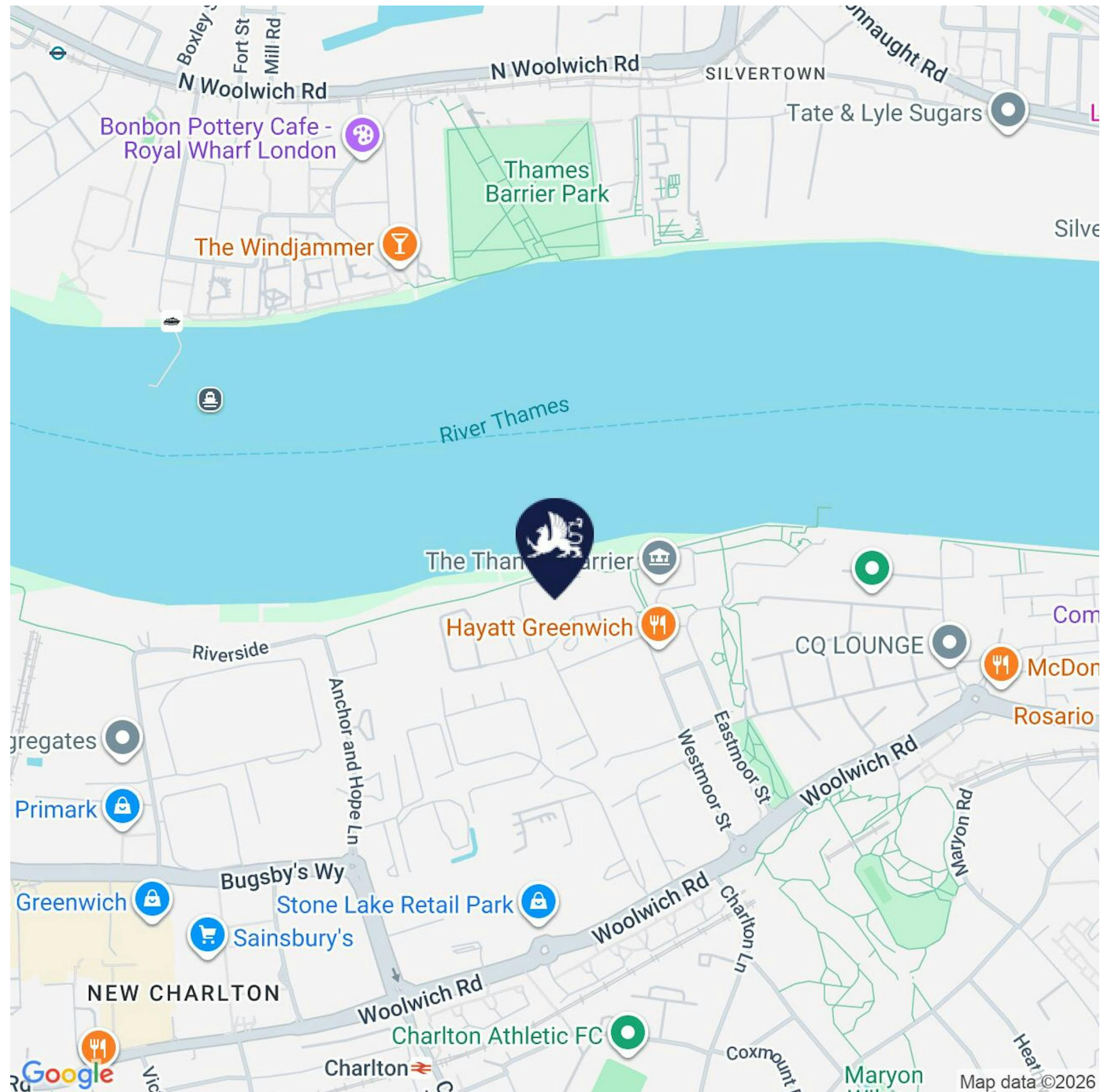
Pontoon Dock 0.6 Miles



West Silvertown 0.8 Miles



London City Airport 0.9 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£90,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

Viewing & Further Information



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