

# UNIT 3 MERIDIAN TRADING ESTATE

BUGSBY WAY, CHARLTON, SE7 7SJ

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FOREST  
REAL ESTATE

**TO LET**

**10,463 SQ FT**

**Prominent warehouse/trade counter with forecourt loading/parking**

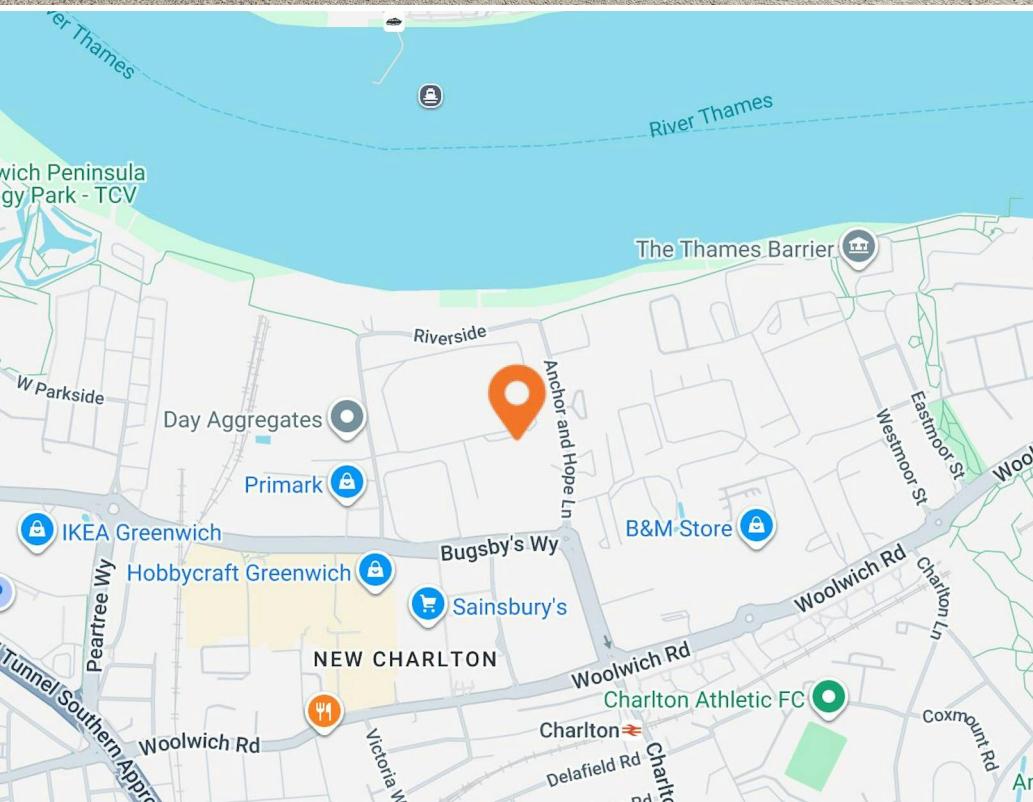
## **Key Features**

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- Concertina loading door
- Open plan unrestricted warehouse
- Adjacent to Howdens
- Ceiling heights up to 8.8m
- Available now



**Unit 3 Meridian Trading Estate, Bugsby Way  
Charlton, SE7 7SJ**



## Description

The property is mid terrace warehouse/trade counter with a small section of offices at first floor level. The warehouse element is entirely open plan with a maximum height of 8.8m. There are WC's to both ground and first floor as well as a tea point.

Other benefits include concertina loading door, gas and three phase power.

Externally the forecourt provides loading and customer parking.

## Location

Meridian Trading Estate occupies a prominent position off Bugsby's Way and close to the junction with Anchor and Hope Lane.

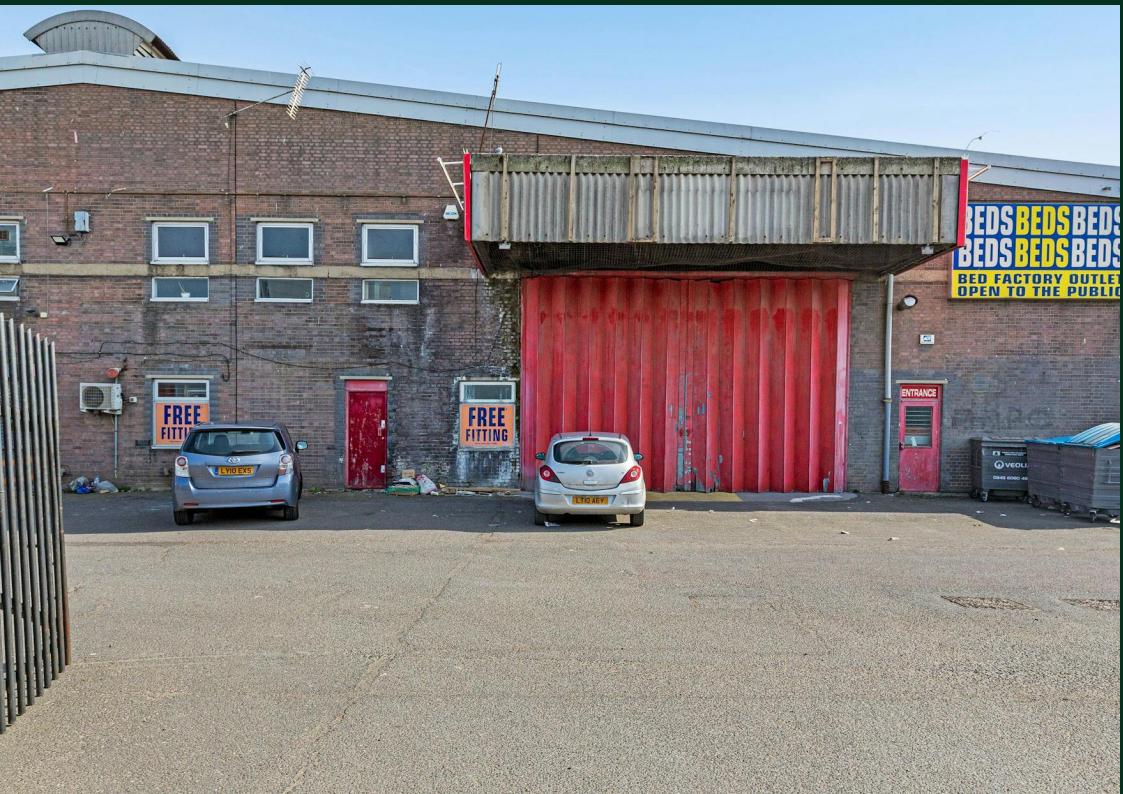
The estate has excellent road networks to Canary Wharf and The City via The Blackwall Tunnel Approach (A102) as well as South Circular Road (A205), A2 and A20 which link to the M25 London Orbital.

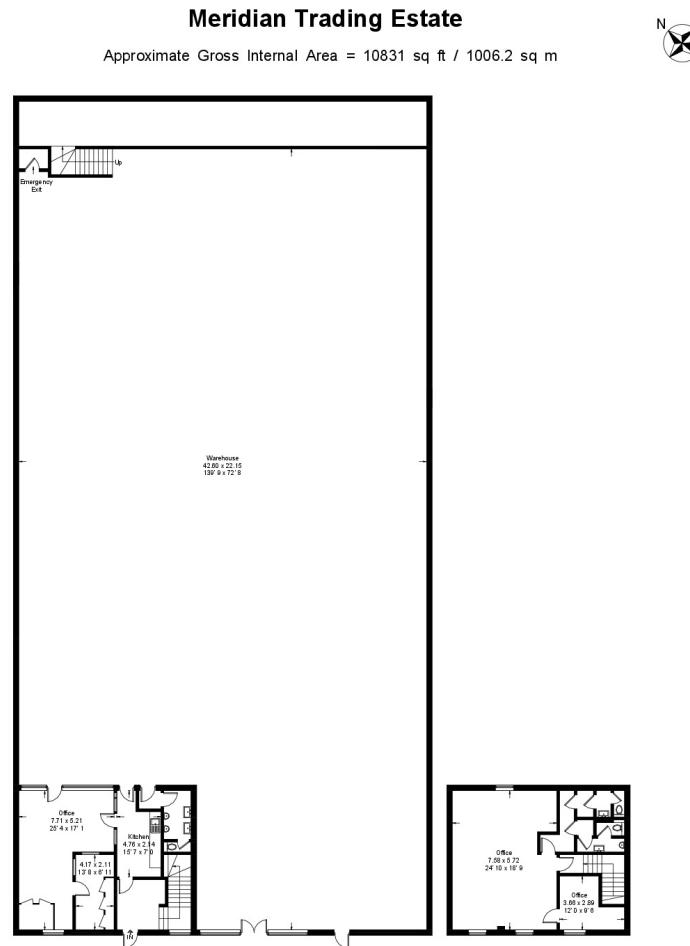
Charlton Mainline and North Greenwich Stations are easily accessible from the property. Woolwich Ferry is conveniently situated only a short distance to the east.

Local occupiers include Primark, Aldi, Howdens, Halfords, Magnet, Topp Tiles, Kwik Fit and Selco to name a few.

## VAT

Plus VAT.





This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

# Availability

The accommodation comprises of the following

Name	sq ft	sq m
Ground	10,831	1,006.23
<b>Total</b>	<b>10,831</b>	<b>1,006.23</b>
<b>Lease</b>		New Lease
<b>Rent</b>		£20 per sq ft
<b>Rates</b>		Applicants to make their own enquiries to Royal Borough of Greenwich.
<b>Service Charge</b>		£20,000 per annum
<b>VAT</b>		Applicable
<b>EPC</b>		D (82)

# Contact

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