



UNITS 2 & 3

BIRCHMERE BUSINESS PARK

NATHAN WAY | THAMESMEAD | LONDON | SE28 0AF

**UNDERGOING
REFURBISHMENT**

UNIT 2

UNIT 3

TO LET

7,921 – 18,758 SQ FT (735.88 – 1,742.67 SQ M)

MODERN INDUSTRIAL / WAREHOUSE UNITS

AVAILABLE Q1 2026

DESCRIPTION

The subject properties comprise **two high-quality detached warehouse units** of steel portal frame construction, finished with insulated profiled steel cladding to the walls and pitched roofs.

Both units offer **excellent clear internal heights, modern finishes and newly refurbished accommodation throughout.**

The offices are fitted with **kitchenettes, air conditioning / comfort cooling, and electric trunking.** The units also benefit from **disabled access WCs and washroom facilities.**

Externally, **Unit 2 benefits from 17 parking spaces** and a **shared yard/loading area,** while **Unit 3 provides 11 parking spaces** and a **securely gated side service yard** to the south.

Both units are **being refurbished to Grade A specification,** including the installation of **electric vehicle charging bays.**



EAVES 6.0M RISING 7.3M



1 ELECTRIC LEVEL ACCESS ROLLER SHUTTER DOOR PER UNIT



LED WAREHOUSE LIGHTING



FITTED OFFICE ACCOMMODATION



REFURBISHED THROUGHOUT



EV CHARGING BAYS



SECURE SERVICE YARD TO UNIT 3



ALLOCATED PARKING

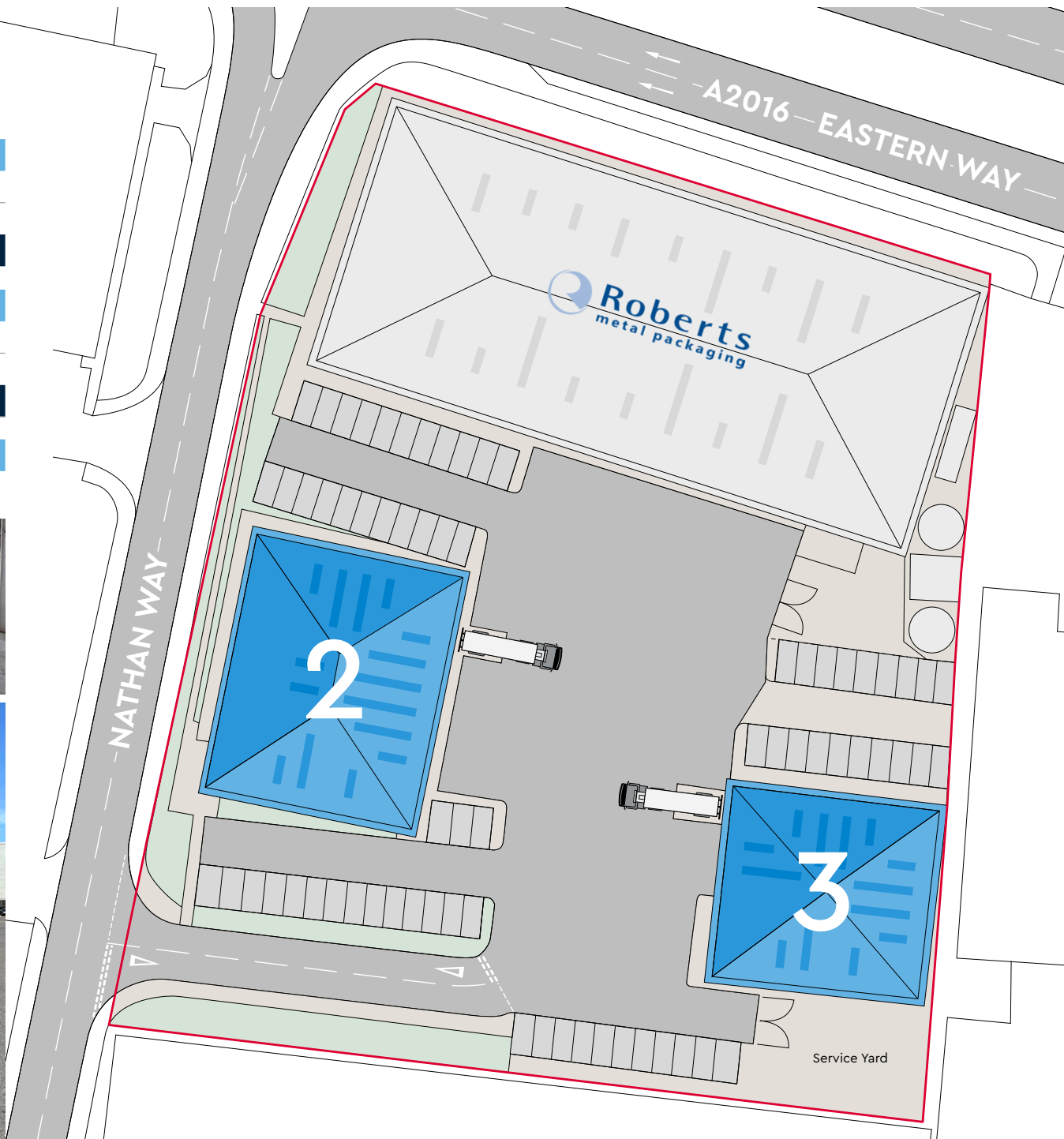
ACCOMMODATION (GIA)

The accommodation comprises the following areas:

Unit 2	sq ft	sq m
Warehouse		
First Floor Offices		
Total	10,837	1,006.79

Unit 3	sq ft	sq m
Warehouse		
First Floor Offices		
Total	7,921	735.88

Total Combined	18,758	1,742.67
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SAT NAV REF
SE28 0AF

GREENWICH CANARY WHARF THE O2 THE CITY

WELL-CONNECTED
THAMESMEAD
LOCATION

LONDON CITY AIRPORT

WOOLWICH FERRY

WOOLWICH

WOOLWICH ARSENAL

PLUMSTEAD

A2016



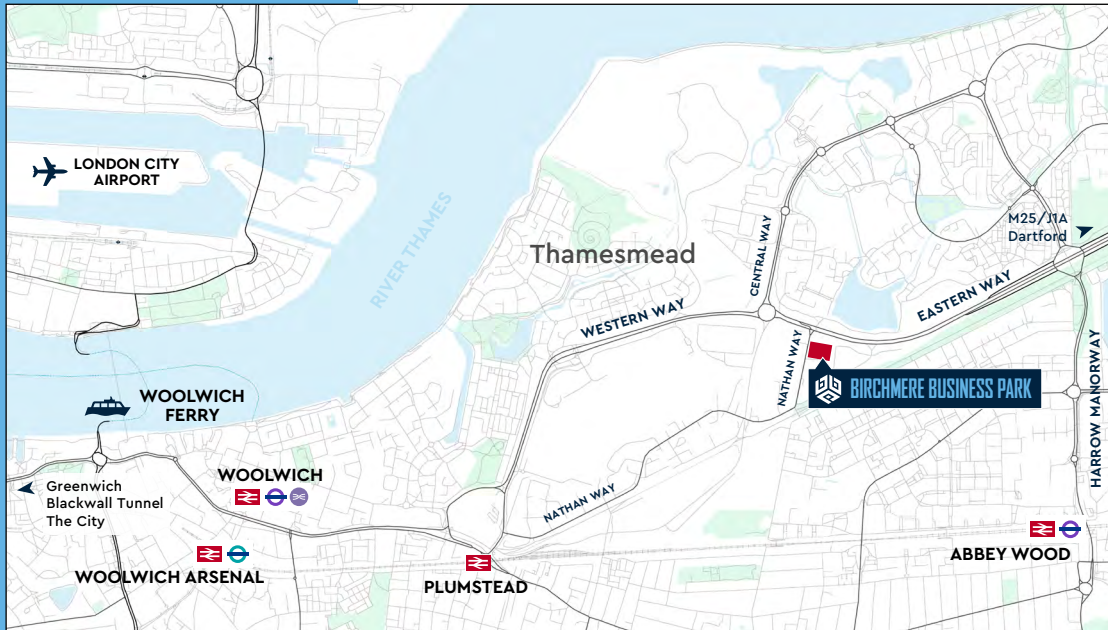
BIRCHMERE BUSINESS PARK

A2016

ABBEY WOOD

A2041

M25 J11
Dartford →



LOCATION

The properties are situated on **Birchmere Business Park** in Thamesmead, South East London, prominently positioned on the east side of **Nathan Way**, at the junction with **Eastern Way (A2016)**. This location provides excellent road connections to the **A206**, the **M25 (J1A)**, and **Central London**.

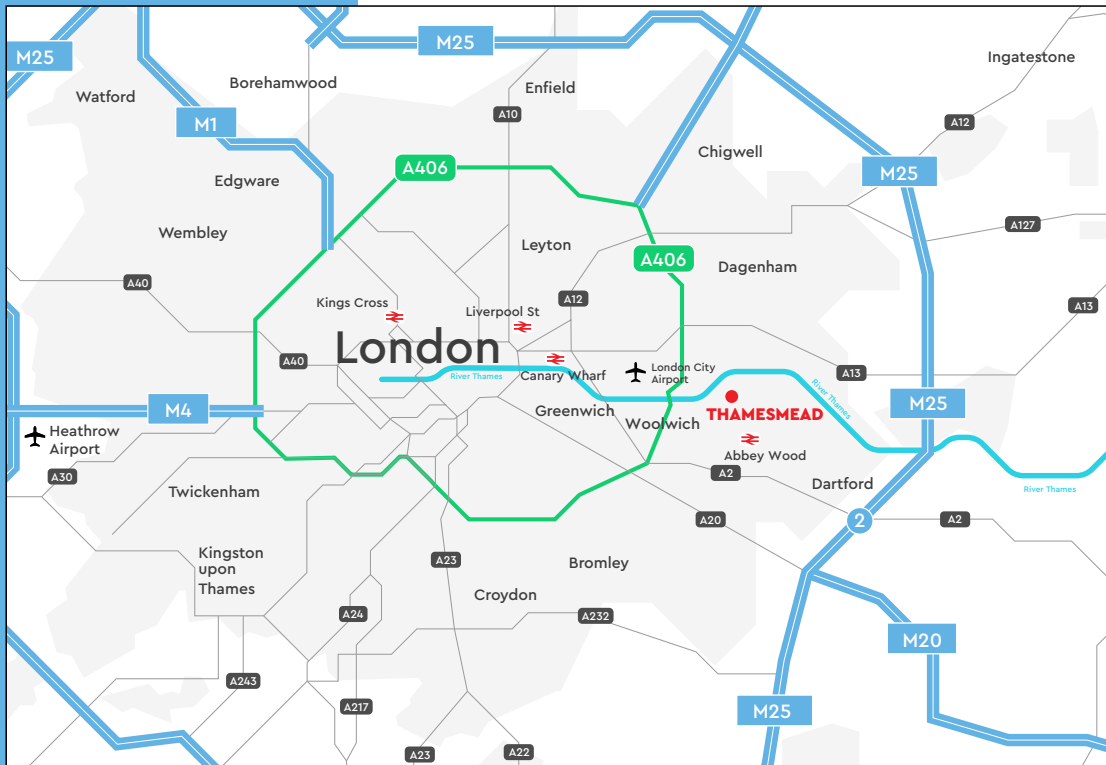
Key transport links include:

Plumstead Station – 1.4 miles (Southeastern and Thameslink services)

Abbey Wood Station – 2.0 miles (Elizabeth Line)

Woolwich Arsenal Station – 2.0 miles (DLR and National Rail)

M25 Junction 1A – 8.7 miles (access to the national motorway network)



ROAD



Blackwall Tunnel 6 miles 12 mins	Dartford Crossing 10 miles 15 mins
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Woolwich Ferry 4 miles 10 mins	Silvertown Tunnel 6 miles 12 mins
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CROSSRAIL



Liverpool Street 14 mins	Bond Street 22 mins	Heathrow 50 mins
Canary Wharf 8 mins	Farringdon 17 mins	Paddington 40 mins

DLR



Canary Wharf 19 mins	Bank 27 mins
London City Airport 7 mins	Stratford 19 mins

UNDERGOING REFURBISHMENT



EPC

Both units benefit from an EPC rating of B – 36.

RENT

Available on application for units individually or combined.

TERMS

Both units are available on new fully repairing and insuring leases on terms to be agreed.

BUSINESS RATES

The Valuation Office Agency webpage confirms a rateable value of £110,000 for Unit 2 and £83,000 for Unit 3.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VIEWINGS



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