



TO LET

Unit 14 Charlton Workstack  
599 Woolwich Road  
London  
SE7 7GS

Light Industrial Unit  
E/B1a, B1c Use Class  
To Let





## Location

The property is located on Woolwich Road (A206), close to Greenwich Shopping Park at Bugsbys Way, and Stone Lake Business Park. Road links are excellent with easy access to the A2 or Blackwall Tunnel, and Charlton Mainline station is also nearby (0.3 miles) with links to Central London and Kent. Numerous buses also serve the locality.

## Description

The Charlton Workstack is a new development comprising of 14 light industrial and office workspace units. This unique Cross Laminated Timber, eco-conscious, sustainable building provides workspaces over 5 floors, utilising a heavy goods lift, separate pedestrian lift, and a loading bay to service to all units.

Each unit (except ground) will have exposed timber walls that have been shown to create an enhanced workspace environment and large west-facing windows will provide excellent natural light. The units also have their own kitchenette, and shared WC facilities are available on each floor. The estate benefits from CCTV, 24-hour access, and 1 parking space per unit.

## Property Size

The unit has been measured on a GIA basis and provides the follow accommodation:

Unit 14: 105.17 sq m (1,132 sq ft)

## VAT & Legal Costs

Please note that VAT will be chargeable. The ingoing tenant will be responsible for a fixed legal fee of £250 plus VAT towards the Landlords costs.

## Rent

£21,660 + VAT, per annum exclusive.

## Service Charge

An annual service charge of £3,900 per annum + VAT covers all external and structural repairs, gardening and maintenance, buildings insurance, cleaning of the common areas, and electricity/lighting to common areas.

Electricity and water will be billed quarterly based on actual readings from sub-meters. Heating will be on the 'green' system for the entire building and will be billed separately, pro-rata to the size of the unit.

Internal maintenance and repairs, business rates, telephone, internet and contents insurance are the direct responsibility of the tenant.

## Property Terms/Tenure

The property is available to be let on a new internal repairing flexible lease for a term of 4 years excluding the security of tenure of the Landlord & Tenant Act 1954. After the initial six month period the tenant can serve one months' notice to terminate.

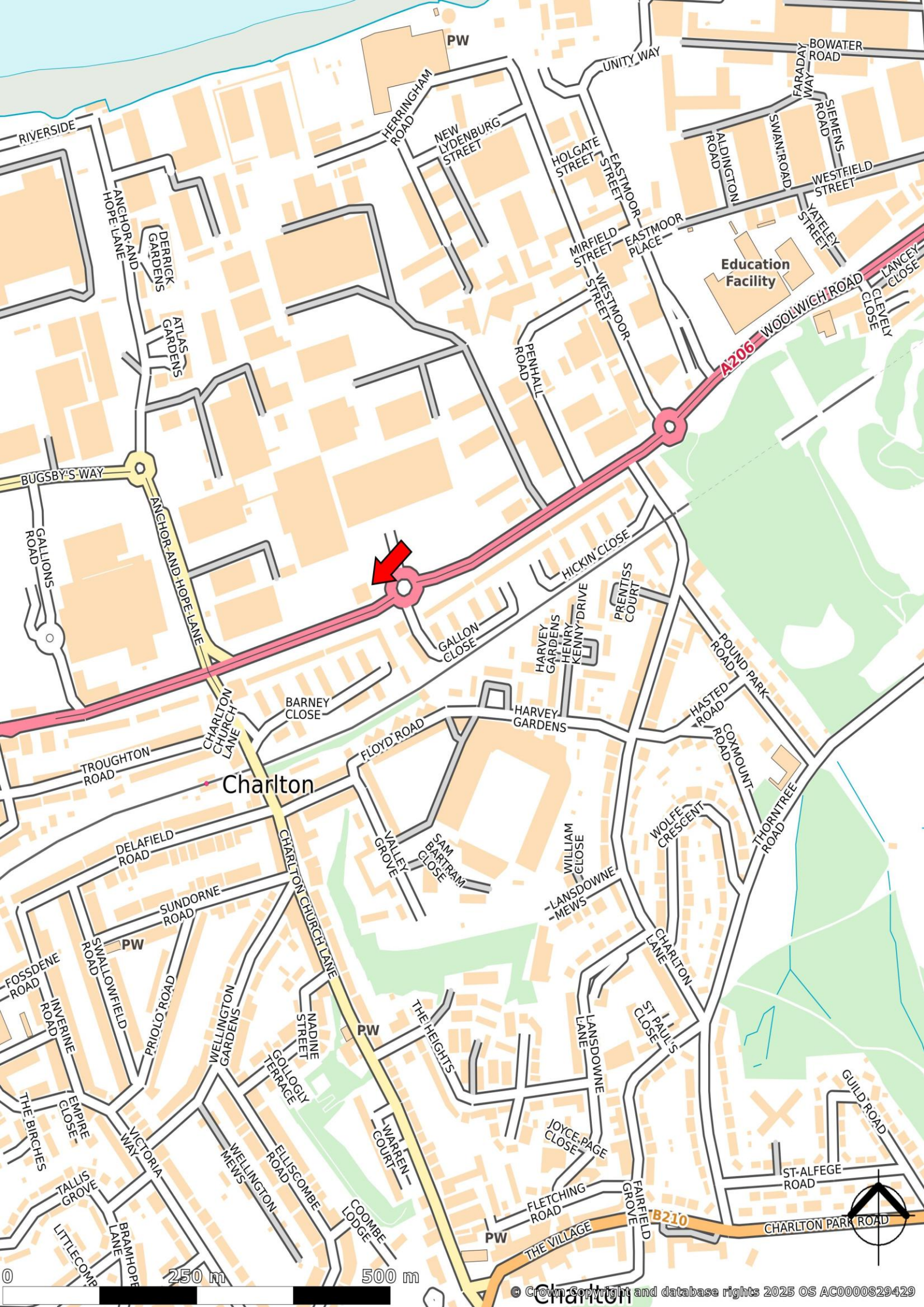
## EPC & Business Rates

The current EPC rating on this property is A. The property is entered in the 2023 rating list with a rateable value of £17,500, which will be increasing to £25,000 from 1<sup>st</sup> April 2026.

## Viewing

For further information please contact sole agents Hindwoods on 0208 858 9303.

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PW

Education Facility

Charlton

250 m

500 m