

UNITS 31 & 32  
**I.O. CENTRE**  
W O O L W I C H

ROYAL ARSENAL • ARMSTRONG ROAD • WOOLWICH • LONDON • SE18 6RS



MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET  
7,920 – 16,078 SQ FT (735.8 – 1,493.7 SQ M)



Canary Wharf

London City Airport

Woolwich Arsenal

Woolwich Crossrail

Woolwich Arsenal

A206

A206

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WOOLWICH

Plumstead

## LOCATION

The property is located at the I O Centre, Royal Arsenal, Woolwich in south east London. The closest train station is Plumstead (0.5 miles) from which there are regular Southeastern and Thameslink services. Woolwich Arsenal station is 1.5 miles away which provides access to the London Underground network via the DLR line. Junction 1a of the M25 is 10.1 miles away which provides access to the national motorway network.



NORTH WOOLWICH  
ALBERT ROAD  
A112 A117  
A117 PIER ROAD

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WOOLWICH

RIVER THAMES

ROYAL ARSENAL

Woolwich Arsenal Crossrail

Woolwich Arsenal

WOOLWICH

Plumstead

Mode	Destination	Travel Time
CROSSRAIL	Liverpool Street	14 Mins
	Bond Street	22 Mins
	Heathrow	50 Mins
	Canary Wharf	08 Mins
	Farringdon	17 Mins
DLR	London City Airport	07 Mins
	Stratford	19 Mins
	Canary Wharf	19 Mins
	Bank	27 Mins
THAMES CLIPPER	Greenwich	15-20 Mins
	London Bridge	30-40 Mins
	Qe2 Pier / The O2	06 Mins
	Embankment	45 Mins

ARMS TRONG RD  
TOM CRIBB RD  
PLUMSTEAD ROAD  
BU BRIDGE ROAD  
A206  
A206  
A206  
A206  
A206  
WESTERN WAY  
PLUMSTEAD HIGH ST

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## DESCRIPTION

The subject property consists of two combined semi-detached warehouse units of steel portal frame construction each of which have metal clad elevations and a pitched roof.

Internally, both warehouses have a minimum eaves height of 6.5 metres rising to 8.1 metres. There are translucent rooflights throughout the warehouse accommodation and each unit benefits from a single electric surface level loading door measuring 3.9m (w) x 4.2m (h). Furthermore, each warehouse benefits from concrete flooring, LED lights and a gas blower heaters.

In addition, the warehouses benefit from first floor office accommodation and ancillary space which includes the following:

- Kitchenette
- Separate male/female WCs
- Shower facilities
- Cellular offices and additional meeting rooms
- Air conditioning/comfort cooling
- Fire alarm and burglar alarm system
- Intercom access system

Externally, there is a secure gated service yard providing space for a minimum 11 vehicles with an additional 8 car parking spaces to the side elevation of Unit 32. Additionally, there is one dual electric vehicle charging point.



### UNIT 31

Description	Floor	Area (Sq M)	Area (Sq Ft)
Warehouse	Ground	579.6	6,238.25
Office & Ancillary	Ground	59.8	643.9
	First	96.5	1,038.21
		<b>735.8</b>	<b>7,920</b>

### UNIT 32

Description	Floor	Area (Sq M)	Area (Sq Ft)
Warehouse	Ground	606.6	6,529
Office & Ancillary	Ground	68.2	734
	First	83.1	895
		<b>757.9</b>	<b>8,158</b>

<b>TOTAL</b>		<b>1,493.7</b>	<b>16,078</b>
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## TENURE

The properties are available by way of an assignment of the existing leases which are until 24th July 2039, with breaks and reviews every 5th anniversary, next of which being 24th July 2029. For the avoidance of doubt each unit is on a separate lease and can either be taken individually or combined.

## AVAILABILITY

The units are available for immediate occupation subject to agreement of the legal documentation.

## VAT

VAT is applicable at the prevailing rate.

## BUSINESS RATES

The properties are currently rated on a joint basis. The current rateable value is £191,000.

## SERVICE CHARGE

There will be a service charge levied for the upkeep of the communal areas on the estate. Further information is available via the agents.

## EPC

Unit 31 is rated 49-B & Unit 32 is rated 43-B.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in any transaction.

## VIEWING

For viewing and further information, please contact the sole agents:



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