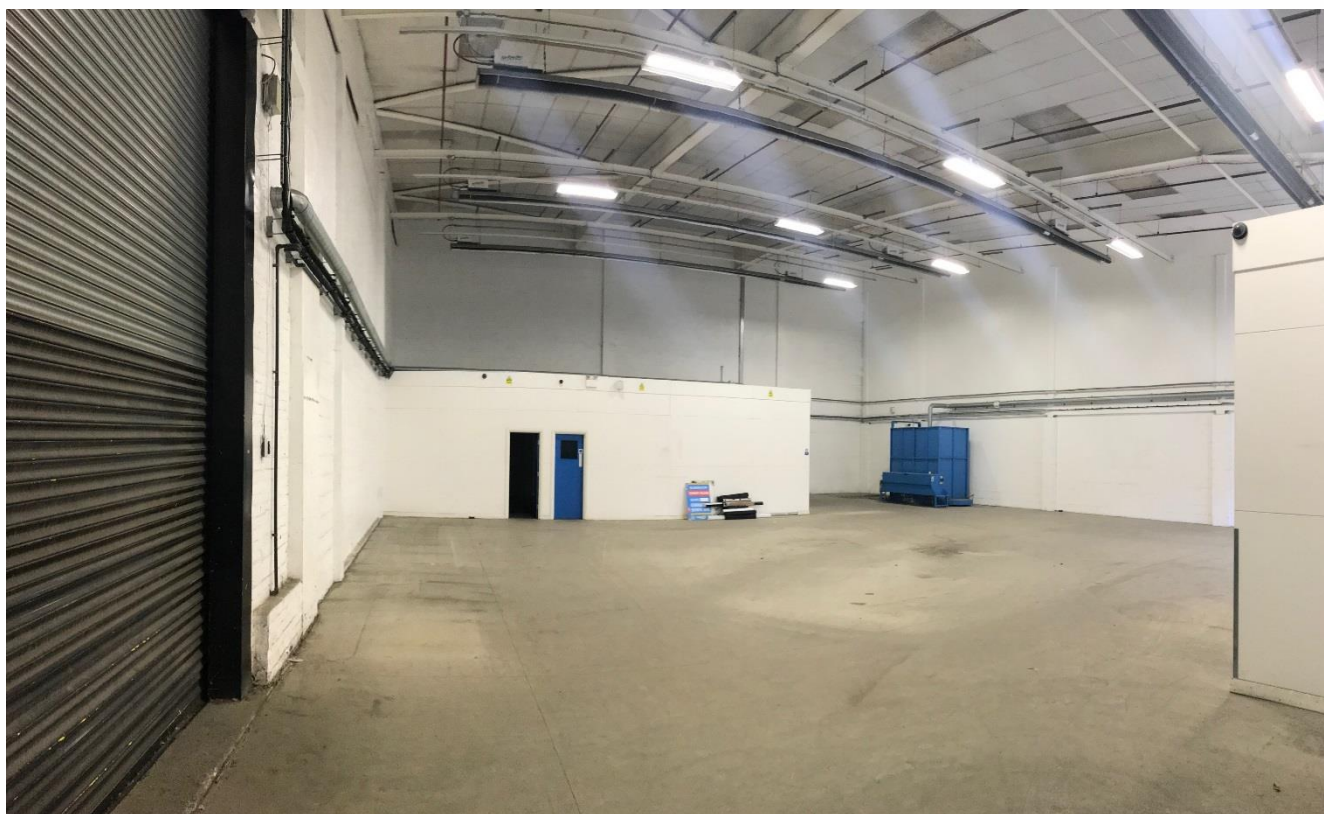


**UNIT 16 MERIDIAN TRADING ESTATE
BUGSBY'S WAY, CHARLTON,
SE7 7SW**



**TRADE COUNTER UNIT
TO LET
410.28 SQ. M. (4,416 SQ. FT.)**

Location

Meridian Trading Estate enjoys a prominent location on the north side of Bugsby's Way close to its junction with Anchor and Hope Lane. The location is popular with trade companies and those already located on the estate include Halfords Autocentre, Topps Tiles, Howdens Joinery, Hugo Oliver and Selco and Makro are also nearby. The area continues to benefit from unprecedented investment and the property is opposite a new retail park accommodating Next, Primark & Aldi. A major IKEA store is also nearby. The Blackwall Tunnel approach road (A102) is only half a mile to the west providing excellent access to Canary Wharf and The City. The Woolwich Ferry is conveniently situated only a short distance to the east. Charlton mainline station is easily accessible from the premises and North Greenwich station (Jubilee Line) is situated on the nearby Greenwich Peninsula.

Description

The property is of steel portal frame construction together with full height brick elevations. The minimum clear height is 5.5m rising to a maximum of 7.7m. The unit is currently fitted with 2 x office spaces, Air-conditioning, a WC and Kitchenette. Loading is via a roller shutter door. The unit faces directly onto the busy Bugsby's Way.

Accommodation

The property has the following approximate gross internal area:

Ground Floor 410.28 sq. m. (4,416 sq. ft.)

Rates

TBC

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Guide Rent

Upon Application

Service Charge

Full details available upon application.

EPC

TBC

Legal Costs

Each party will pay their own legal fees.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with joint sole agents Hindwoods

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