

Unit 7, Ramac Way, Charlton, London SE7 7AX

Warehouse / Industrial unit of 3,545 sq ft with first floor offices

- Established trade counter / retail warehouse location
- Occupiers include Screwfix, Tool Station, Medlock and Crown Decorator Centre
- Eaves height of 6.5m
- 5m roller shutter door
- Good access to A206, A2 and M25



Location

The property is situated on the Ramac Way Industrial Estate which is located directly off the A206 Woolwich Road approximately 1/4 mile to the east of the A102 Blackwall Tunnel southern approach road thus affording easy access to Central London and out to the M25 via the A2.

Description

The unit forms part of an established industrial estate comprising a total of 15 units in 2 terraces. Occupiers are trade focused and include Screwfix, Tool Station, Medlock and Crown Decorator Centre.

The unit lies directly behind Greenwich Peninsula Retail Park which is a multiple retail shopping centre located on Bugbys Way (including Next, Boots and Marks & Spencer), and the Asda customer car park.



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Description (Continued)

The unit is constructed of brick and block elevations with steel profile cladding above, beneath a pitched roof incorporating translucent light panels.

The unit comprises warehouse space with one ground floor office and two first floor offices. There are WCs and a kitchen facility located on the ground floor.

The unit benefits from a minimum clear height of 5.6m, pedestrian door access and roller shutter loading door.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Floor	Sq Ft	Sq M
Ground Floor - Warehouse	2,530	235.04
First Floor - Office	484	44.96
Mezzanine	531	49.33
TOTAL	3,545	329.33

Terms

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

Rent

Rent £62,000 per annum plus VAT.

Location Map



Business Rates

We understand the property has a rateable value of £25,250. Interested parties are advised to speak to Greenwich Council for advice on exact rates payable.

Energy performance certificate

We understand the property has an EPC rating of C-70.

Service Charge

Service charge details available upon request.

Next steps...

For further details on these and many other available properties please contact:



Andy Hughes

020 3141 3622

a.hughes@glenny.co.uk



Will Thomson

020 3141 3625

w.thomson@glenny.co.uk

South East London and Kent Office

Call: 020 8304 4911

**21 Bourne Road, Bexley
Kent, DA5 1LW**

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