

TO LET

35 THE I O CENTRE, ARMSTRONG ROAD, LONDON, GREATER LONDON, SE18 6RS

MODERN INDUSTRIAL UNIT WITH AIR CONDITIONED OFFICES

4,803 Sq Ft (446.2 Sq M)

- Approx. 7m eaves
- Reinforced concrete power floated screed floor
- 3 phase (100 amp) power supply
- Insulated sectional loading door
- First floor offices with suspended ceilings, inset lighting and air conditioning
- <https://what3words.com/appeal.client.card>

01322 475940

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

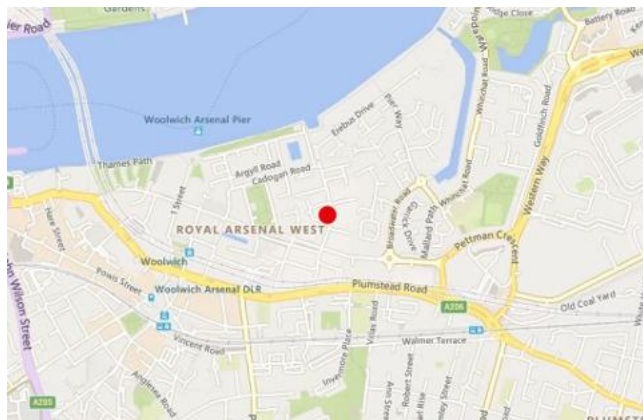
WATSON DAY
CHARTERED SURVEYORS

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Location

The property is located on the IO Centre, to the north of Woolwich, town centre, on the south bank of the River Thames. The IO Centre forms part of Woolwich Arsenal, a mixed use development constructed over the past 20 years. The close by A206 dual carriageway provides direct access to the Blackwall Tunnel and Central London, 3.5 and 10 miles to the west respectively. M25 J1A is 7.5miles to the south east.

Mainline, Thameslink, DLR and Elizabeth line rail services are available from Woolwich and Woolwich Arsenal stations, providing services to a number of London termini.



Description

The property comprises a purpose built terrace industrial unit of steel portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- * Modern industrial unit
- * Approx. 7m eaves
- * Reinforced concrete power floated screed floor
- * 3 phase (100 amp) power supply
- * Insulated sectional loading door
- * First floor offices with suspended ceilings, inset lighting and air conditioning
- * Ground and first floor WCs
- * Fitted kitchen
- * Shower room
- * Approx. 20 metre yard depth

Accommodation

The unit has the following gross internal floor areas:-

	Sq Ft	Sq M
Ground Floor	2,554	237.27
First Floor	2,250	209.02
TOTAL	4,803	446.2

Terms

The property is available by way of a sub-lease or an assignment of the existing lease for a term expiring on 30th June 2027.

Alternatively, a new lease may be available for a term and rent to be agreed.

Rent

£51,000 per annum exclusive

VAT

The property is elected for VAT.

Service Charge

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

Business Rates

Rateable Value £78,000

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Energy Performance Certificate

Band C (72). Valid until 14/02/2034.

Legal Costs

Each party to bear their own legal costs

Viewing

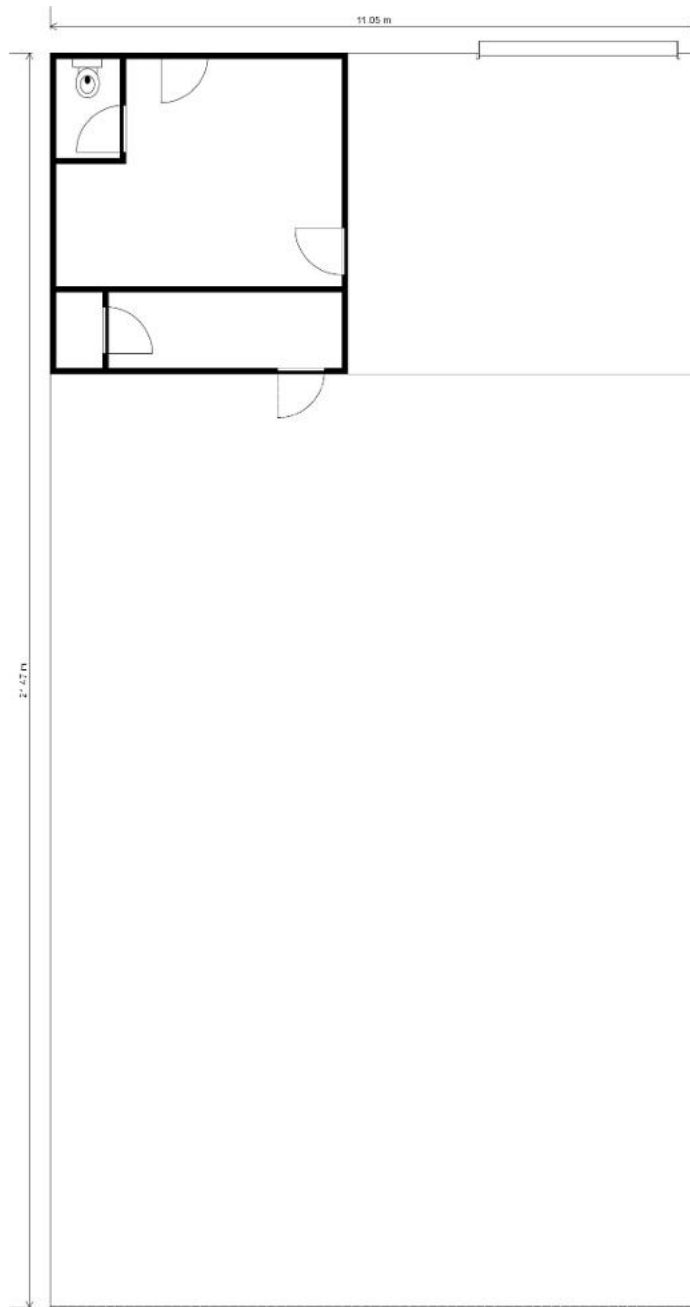
Strictly via appointment with the sole agents:-

WATSON DAY
Tel: 01634 668000

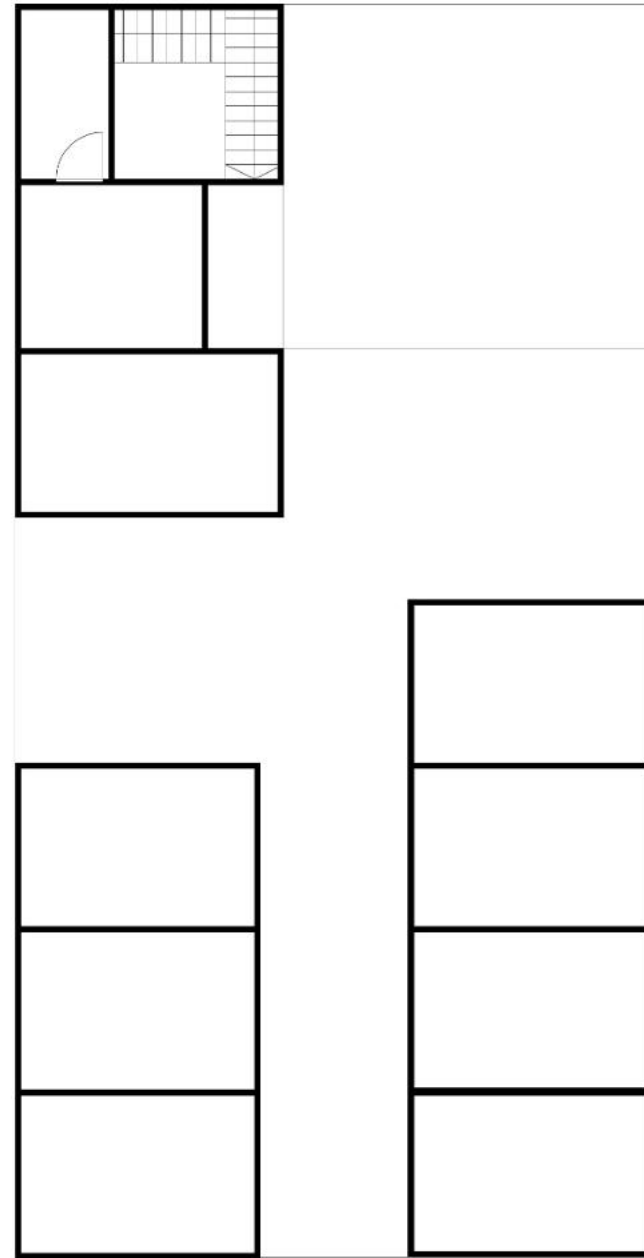
Richard Turnill
07764 476915
richardturnill@watsonday.com



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



Ground Floor



First Floor

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