

**UNITS 7, 8 & 9 MERIDIAN TRADING ESTATE
BUGSBYS WAY, CHARLTON, SE7 7SW**

TO LET



WAREHOUSE/INDUSTRIAL UNIT WITH TRADE/ROADSIDE POTENTIAL
Approx: 10,921 sq. ft. to 32,629 sq. ft.

Location

Meridian Trading Estate enjoys a prominent location on the north side of Bugsbys 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 Magnet, Topps Tiles, Howdens Joinery, Edmundson Electrical, Al Murad Tiles and N & C Tile Style. Kwik Fit, Plumb Centre, Selco and Makro are all adjacent.

The Blackwall Tunnel approach road (A102) is only half a mile to the west providing excellent access to London Docklands 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 properties are 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. Unit 7 benefits from two concertina style loading doors whilst a unit 8 has a single loading door.

Offices are located at first floor levels which are centrally heated and there are some air conditioning units.

There is a concrete surfaced yard to the front of the units together with palisade fencing and gates.

Accommodation

The property has the following approximate gross internal areas:

Units 7 & 8

Ground Floor	1874.84 sq. m. (20,181 sq. ft.)
First Floor Offices	141.90 sq. m. (1,527 sq. ft.)
Total	2016.74 sq. m. (21,708 sq. ft.)

Unit 9

Ground Floor	942.76 sq. m. (10,150 sq. ft.)
First Floor Offices	70.78 sq. m. (762 sq. ft.)
Total	1013.74 sq. m. (10,921 sq. ft.)

Combined Total **3030.48 sq. m. (32,629 sq. ft.)**

Terms

The properties are available either individually or as a single unit on a new full repairing and insuring lease (s) for a term to be agreed.

Rates

The rateable value is to be reassessed. The Standard Business Rates Multiplier for 2012/13 is 45.8p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

The buildings have most recently been used for storage by the Metropolitan Police. However, the ingoing tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Guide Rent

Terms upon application

EPC

EPCs for these units have been commissioned.

Service Charge

Details upon application.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with sole agents
Hindwoods.

CG4741A

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk

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