

Unit C, Anchorage Point, 90 Anchor & Hope Lane, London SE7 7SQ

Modern Detached Warehouse – 24,700 sq ft with Secure Yard – Up to 3.5 MVA Power Immediately Available



Unit C Anchorage Point 90 Anchor & Hope Lane London SE7 7SQ




To Let

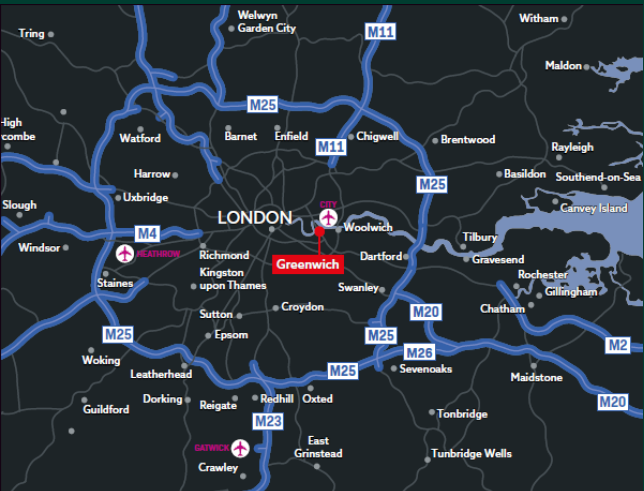
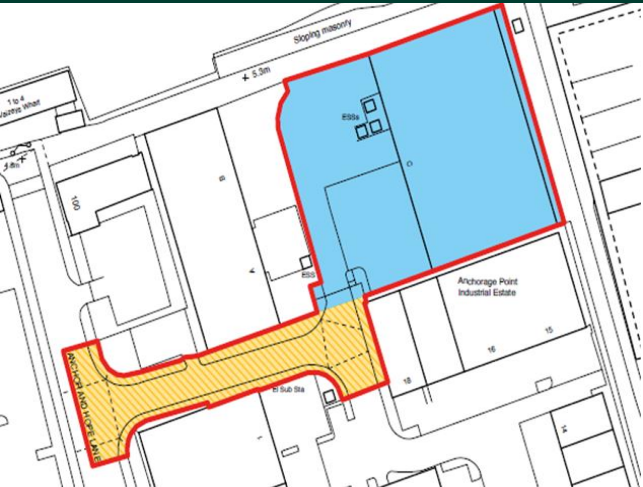
Location

Anchorage Point is located in a strategic South East London location to serve Central London and the City with excellent road, rail and air links.

The unit is close to the A102m Blackwall Tunnel & proposed Silvertown Tunnel, giving access to A2, A13, A205, and out to the M25 motorway network .

CONNECTIVITY

	M20 (J1)	12.1 miles
	A2	3 miles
	Dartford Crossing	3 miles
	Blackwall Tunnel	17 miles
	Central London	9 miles
	North Greenwich Tube	1.9 miles
	Charlton Station	0.5 miles
	London City Airport	5 miles
	London Gatwick Airport	44 miles
	London Stanstead Airport	36 miles



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Description

The property was built in 1998 and comprises 4 adjoining steel portal framed units that have been used up until recently as a Data Centre. The unit benefits from good quality office, training and staff welfare facilities plus 4 level loading doors all served off a secure fenced yard.

- Internal Eaves – 10m
- 4 Level Loading Doors
- Secure Shared Yard
- Comfort Cooling Heating to Offices
- Detached Unit
- 2 MVA Existing Power
- Up to 3.5 MVA Power Available
- B1c, B2 & B8 – 24/7 Use



Accommodation (Areas are based on Gross Internal Area)

	(Sq ft)	(Sqm)
Warehouse	23,055	2,142
Offices/Welfare/Canteen	1,645	153
Total	24,700	2,295
Yard	20,000	1,858



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Terms

The property is available on a new full repairing and insuring lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

Alternatively the property is available freehold with full vacant possession on completion.

The property is expected to be available from March 2023.

Rent / Price

On application from agents.

Service Charge

The is no service charge on account but costs for the communal areas are shared between this site and the adjoining owner.

Legal costs

Each party is responsible to bear their own legal costs.

Rates

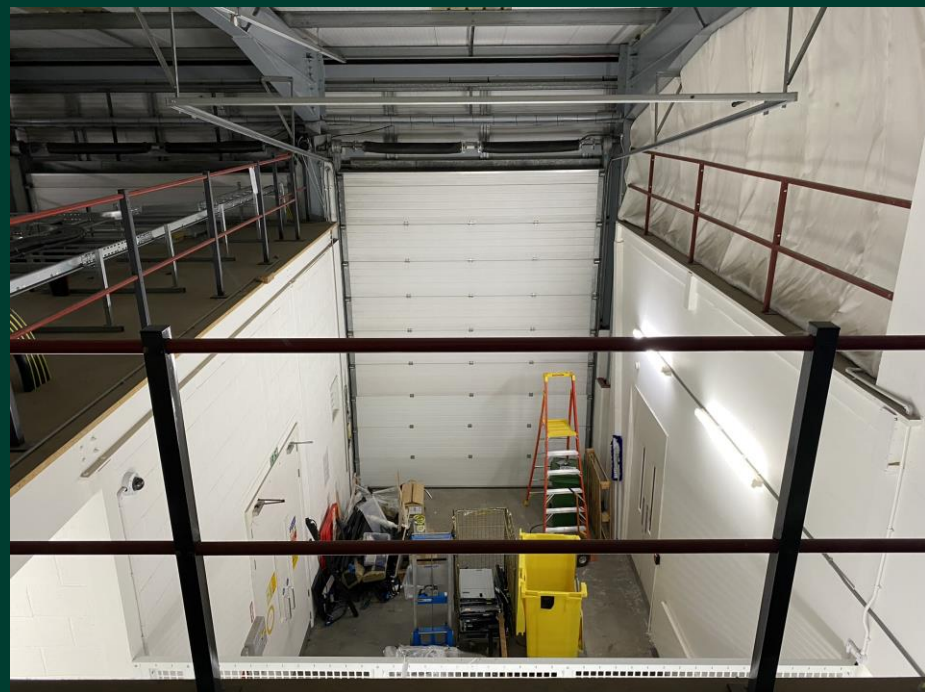
The current Rateable Value of the property is £217,000 and is due to increase to £300,000 with effect from 1st April 2023. This will be subject to review once the unit reverts to it industrial warehouse use.

VAT

VAT will be charged on quoting terms.

EPC

The Property is Rated - EPC C-61



For further information or to organise a viewing, please contact Joint Sole Agents:

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