

**UNIT 5 MERIDIAN TRADING ESTATE,  
BUGSBY'S WAY, CHARLTON SE7 7SJ**



**WELL LOCATED  
INDUSTRIAL/TRADE COUNTER UNIT  
11,136 SQ. FT. (1,034 M<sup>2</sup>)**

**TO LET**

## LOCATION

The property is located in a prominent position overlooking Bugsby's Way, the premier retail and trade counter location in South East London. The A102 Blackwall Tunnel Approach is approximately 0.5 miles to the south. The A2 Sun in the Sands roundabout is approximately 1 mile to the south.

Jubilee Line tube services are available from North Greenwich (the O2) approximately 1 mile to the north west while mainline rail services are available from Charlton station approximately 500 metres to the south east providing services to London Bridge in a journey time of approximately 10 minutes.

For location click link or copy & paste into your browser <https://w3w.co/across.mess.clash>

## DESCRIPTION

The property comprises an end of terraced industrial/trade counter unit of frame construction under a pitched roof. Salient features of the property are as follows:-

- Optimum trade counter location in South East London
- Directly prominent to Bugsby's Way, Charlton
- 2 x warehouse loading doors
- 6.75 metre eaves (5.5 metres to haunch)
- First floor offices with toilet and kitchen
- Fenced and gated yard/forecourt
- Other occupiers on the estate include; Edmundson Electrical, N&C Floor Products, Halfords Autocentres, Topps Tiles, Howdens Joinery, Carpet Giant.

In the local area other occupiers include; Primark, Wickes, Sainsburys, Access Self-Storage, Next, Aldi, Costa and Makro.

## ACCOMMODATION

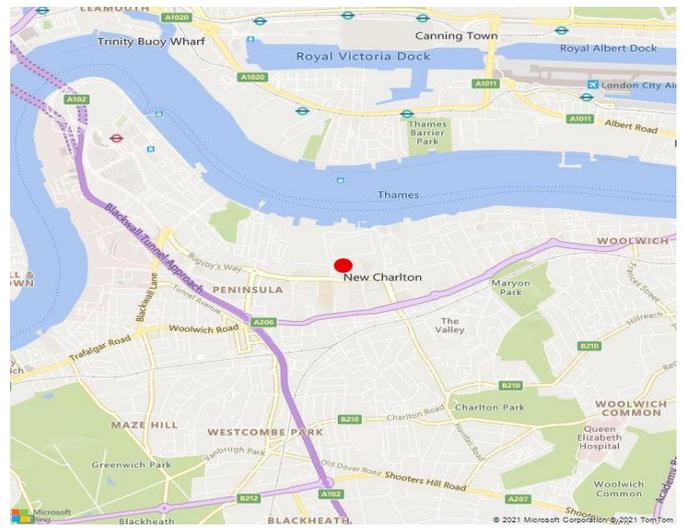
The property has the following gross internal areas:-

Ground Floor	10,379 sq. ft.	(964.19 m <sup>2</sup> )
First Floor	757 sq. ft.	(70.32 m <sup>2</sup> )
<b>Total</b>	<b>11,136 sq. ft.</b>	<b>(1,034.51 m<sup>2</sup>)</b>

## TERMS

The property is available to let on a new full repairing and insuring lease with terms to be agreed.

## LOCATION PLAN



## RENT

The property is available at a quoting rent of £222,720 per annum exclusive.

## SERVICE CHARGE

The occupier will make a contribution for the upkeep and maintenance of the estate.

## BUSINESS RATES

The VOA website notes that the entry in the Rating List is Rateable Value £135,000 as of 1<sup>st</sup> April 2023.

Interested parties are advised to contact Greenwich Borough Council in regard to exact rates payable on 0208 854 8888.

## ENERGY PERFORMANCE CERTIFICATE

Band D (78). Valid until 15/03/2032.

## LEGAL COST

Each party to bear their own legal costs.

## VIEWING

Strictly via appointment with the agents:-

## WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 07764 476915

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

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

### IMPORTANT NOTICE:

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- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01322 475940**