



## UNIT 12/13

Meridian Trading Estate, Bugsby Way, Charlton, SE7 7SJ

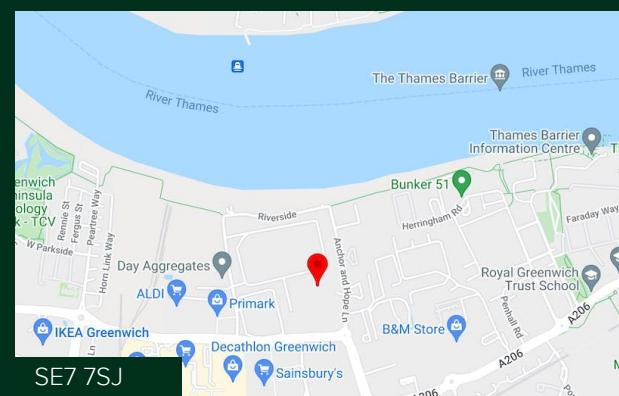
Prominent warehouse/trade counter with rear loading and forecourt parking.

6,853 SQ FT

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## Summary

Available Size	6,853 sq ft
Rent	£123,500 per annum
Rates Payable	£33,792 per annum
Service Charge	The occupier will make a contribution for the upkeep and maintenance of the estate.
EPC Rating	C (51)



## Key Features

- Concertina loading door
- Open plan unrestricted warehouse
- Adjacent to Howdens
- Ceiling heights up to 6.9m
- Available now

## Description

The property comprises a modern mid terraced trade counter/warehouse formally occupied by a tile showroom. The unit is of steel portal frame construction under a pitched offering a 5m eaves height rising to 6m at the rear.

There is a loading door at the rear of the property. Additional benefits include gas and 3 phase power.

Externally there is parking directly to the front of the property and loading and unloading at the rear.

## Location

Meridian Trading Estate occupies a prominent position off Bugsby's Way and close to the junction with Anchor and Hope Lane.

The estate has excellent road networks to Canary Wharf and The City via The Blackwall Tunnel Approach (A102) as well as South Circular Road (A205), A2 and A20 which link to the M25 London Orbital.

Charlton Mainline and North Greenwich Stations are easily accessible from the property. Woolwich Ferry is conveniently situated only a short distance to the east.

Local occupiers include Primark, Aldi, Howdens, Halfords, Magnet, Topp Tiles, Kwik Fit and Selco to name a few.

## VAT

Plus VAT.



## Viewing & Further Information

### Zach Forest

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### CONNECT WITH US

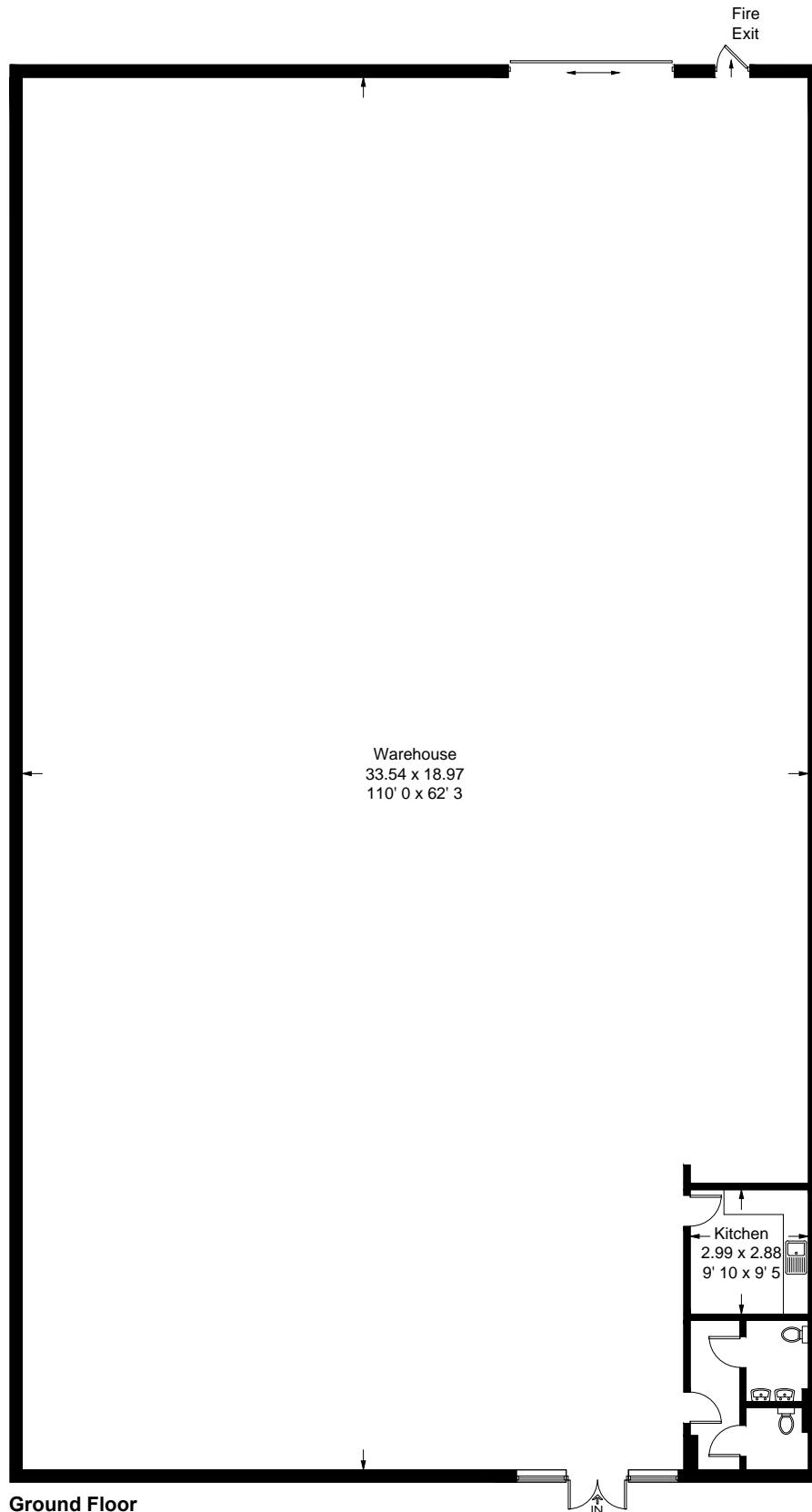
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# Meridian Trading Estate

Approximate Gross Internal Area = 6853 sq ft / 636.7 sq m



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