

## TO LET TRADE COUNTER/INDUSTRIAL UNIT

Unit B, 20 Bugsby's Way, Charlton  
London SE7 7SF

### Key information

- 6m eaves height
- 705 sq m (7,588 sq ft)
- Secure yard
- 22 car parking spaces
- Roller shutter door
- Suitable for B1, B2, B8 uses

### Contact

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## Location

The subject property is prominently positioned on the northern side of Bugsby's Way adjacent to the Meridian Trading Estate.

Direct access to the A102 provides convenient connections to the A205 (South Circular Road), A2, and A20, all of which link to the M25 London Orbital. Canary Wharf, The City, and The West End are within a 10-mile radius via the Blackwall Tunnel. Public transport options include Charlton mainline station and North Greenwich station, which are both easily accessible.

Nearby and opposite the unit are prominent occupiers such as Sainsbury's, Marks & Spencer, Primark, Aldi, Access Self Storage, and Halfords Autocentre.

## Description

The property is of steel portal frame construction together with a minimum clear eaves height of 6m. It includes a fitted kitchenette and w/c block.

Access for loading is provided via a roller shutter door, and there are 22 dedicated car parking spaces. The unit benefits from a secure, shared yard with direct access to Bugsby's Way.

## Tenure

Leasehold

## Terms

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£20 per sq ft.

## Energy Performance Rating

Energy Performance Asset Rating – B

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

The property currently forms part of a larger Rating assessment.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only

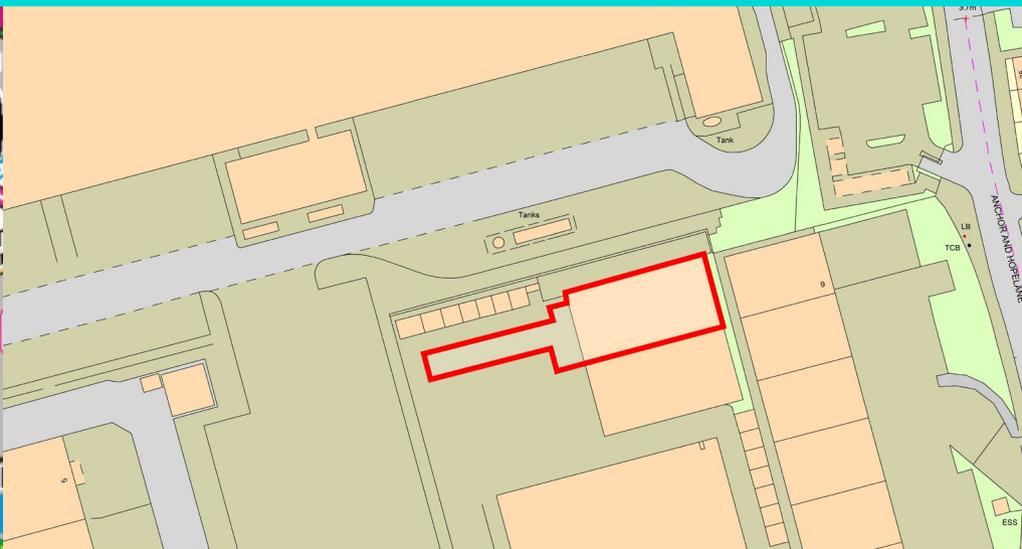
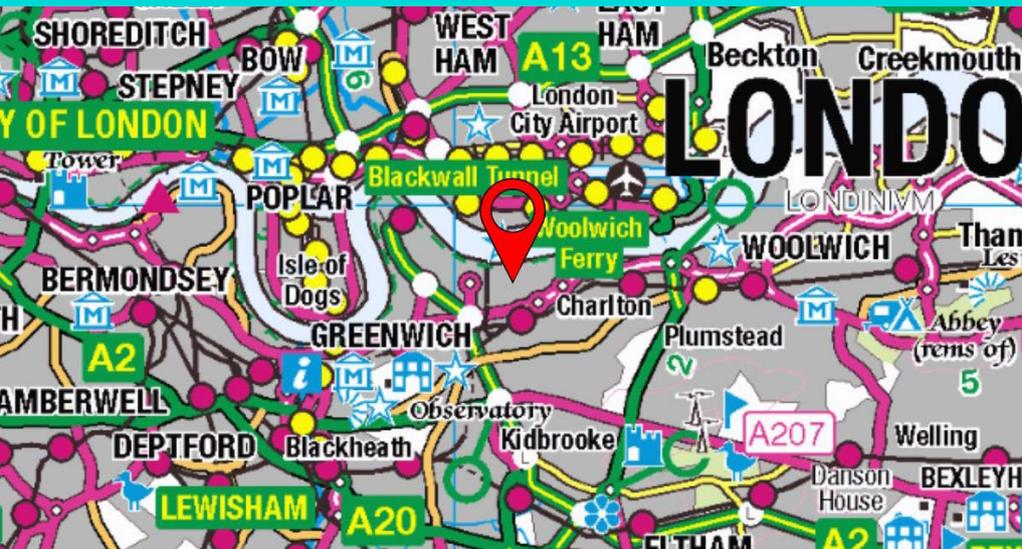


## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground Floor	705	7,588
	Hectare	Acre
Total Site Area	0.4	0.245

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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