

# Unit 14 iO Centre, London, SE18 6SX



## Modern Industrial / Warehouse Unit With First Floor...

### INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced

#### Location

The unit forms part of the larger and popular mixed use Royal Arsenal Development situated within the London Borough of Greenwich just to the north of Woolwich Town Centre. The Royal Arsenal has public transport links with Woolwich Arsenal National Rail, DLR and Elizabeth Line Underground stations nearby as well as bus routes servicing the A206.

#### Transport Links

Woolwich 0.2 miles  
Plumstead 0.3 miles  
Woolwich Arsenal 0.4 miles

#### Accommodation (GIA)

The accommodation comprises the following areas: Ground Floor Warehouse 1,674 sqft First Floor Office 1,346 sqft

Name	sq ft	sq m	Availability
Ground - Warehouse	1,674	155.52	Available
1st - Office	1,346	125.05	Available
<b>Total</b>	<b>3,020</b>	<b>280.57</b>	

#### Description

The property comprises a mid-terrace industrial unit of steel frame construction with brick and glazed elevations to the front and aluminium cladding to the rear under a pitched roof incorporating translucent skylights.

The ground floor consists of reception area and DDA compliant WC facilities with stairs leading to fully fitted offices at first floor level. The offices are split into two areas, offices to the front of the building and further storage / ancillary space at the rear. The first floor space accounts for approximately 75% of the total building footprint.

The ground floor space consists of warehouse space under the mezzanine floor and the full height warehouse space, which benefits from a minimum eaves height of approximately 8m and has an insulated, electrically operated, loading door of approximately 3.5m wide by 3.6m high. Externally the property benefits from 3 dedicated parking spaces to the front and further loading / parking to the rear.



#### Rent

£55,000 per annum

#### Business rates

Rateable Value	£36,250
Rates Payable	£6.55 per sq ft

#### EPC

C (70)

#### VAT

Applicable

#### Get in touch

Our offices are located in the heart of London's West End - a short walk from the world-famous Piccadilly Circus. Heddon House, 149-151 Regent St, London, W1B 4JD

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info@levyrealestate.co.uk



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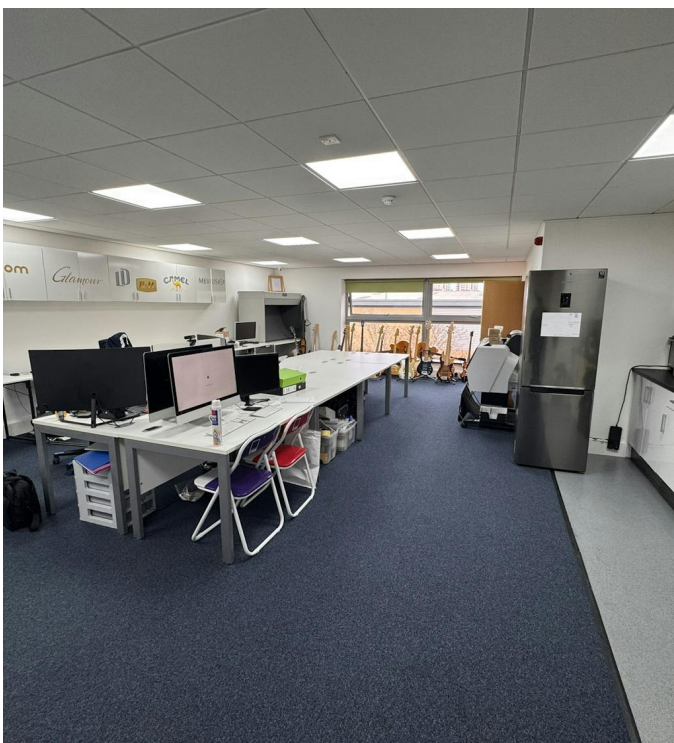
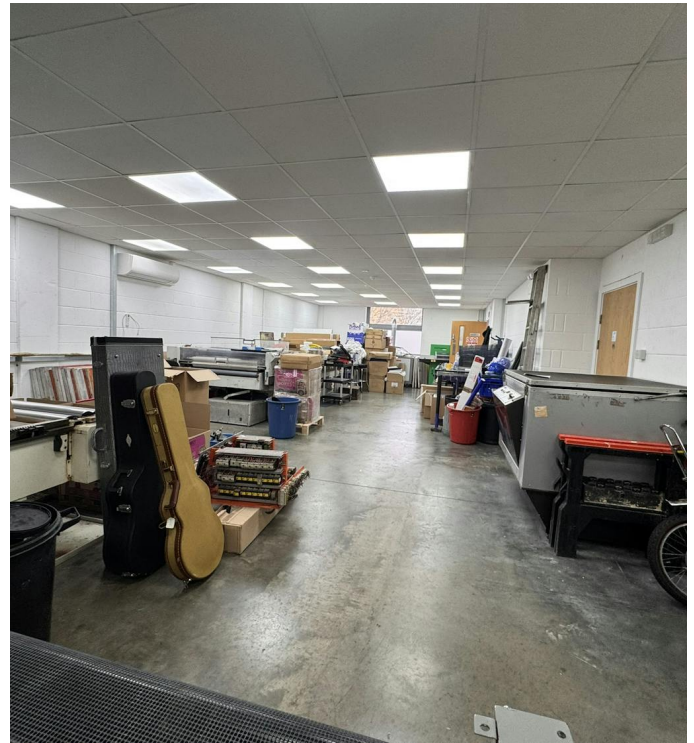
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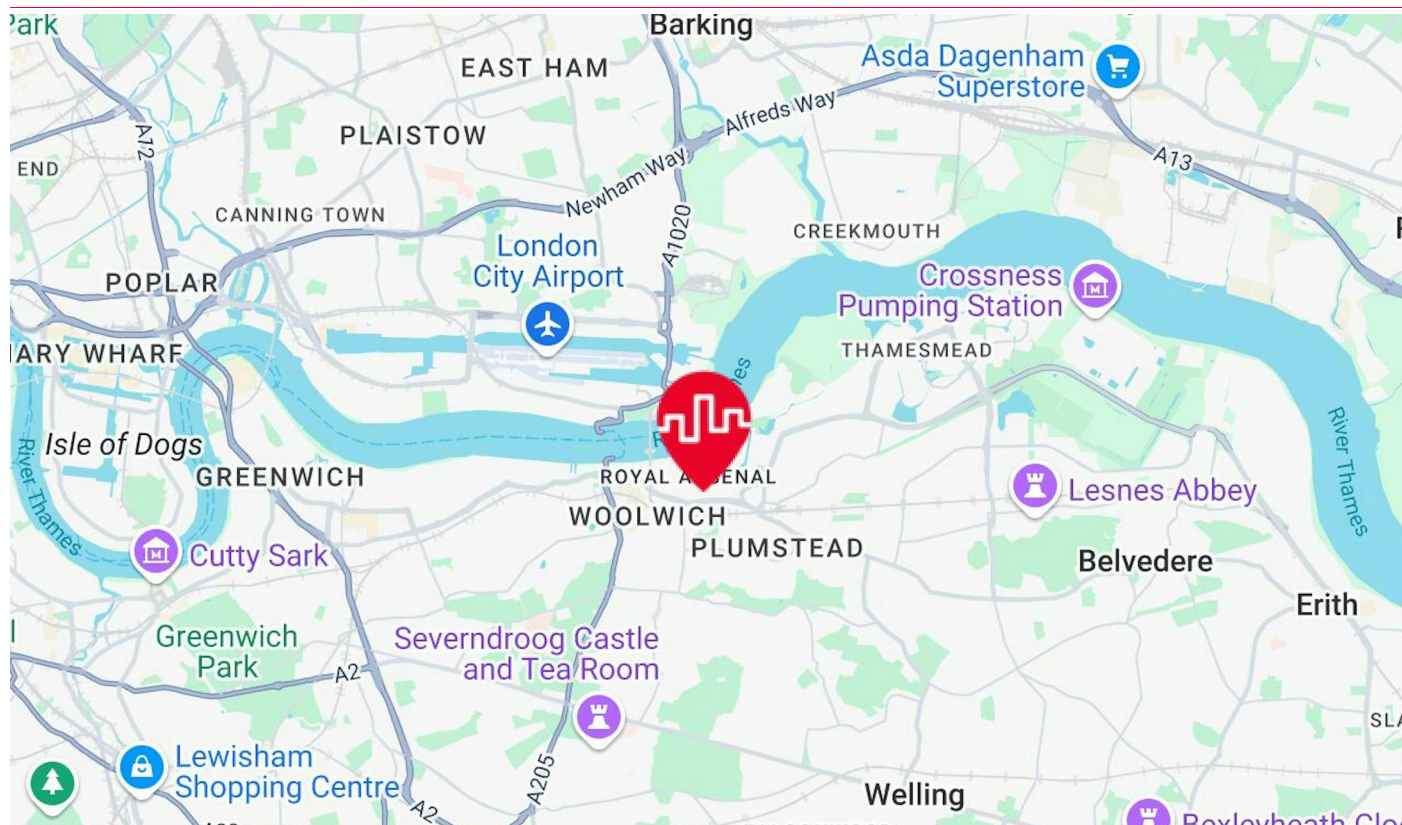


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### Further Information

For further information, or to arrange an inspection please contact joint agents:

#### Contact

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