



**UNITS 2 & 3**

# BIRCHMERE BUSINESS PARK

NATHAN WAY | THAMESMEAD | LONDON | SE28 0AF



**NEWLY  
REFURBISHED  
AVAILABLE NOW!**

**TO LET**

**7,921 – 18,758 SQ FT** (735.88 – 1,742.67 SQ.M)

**FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS**

**AVAILABLE IMMEDIATELY**

## DESCRIPTION

The subject properties comprise **two high-quality detached warehouse units** of steel portal frame construction, finished with insulated profiled steel cladding to the walls and pitched roofs.

Both units offer **excellent clear internal heights, modern finishes and newly refurbished accommodation throughout.**

The offices are fitted with **kitchenettes, air conditioning / comfort cooling, and electric trunking.** The units also benefit from **disabled access WCs and washroom facilities.**

Externally, **Unit 2 benefits from 17 parking spaces** and a **shared yard/loading area,** while **Unit 3 provides 11 parking spaces** and a **securely gated side service yard** to the south.

Both units have been **refurbished to Grade A specification.**



## UNIT 3



**EAVES 6.0M RISING 7.3M**



**1 ELECTRIC LEVEL ACCESS ROLLER SHUTTER DOOR PER UNIT**



**LED WAREHOUSE LIGHTING**



**FITTED OFFICE ACCOMMODATION**



**REFURBISHED THROUGHOUT**



**EPC A RATED**



**SECURE SERVICE YARD TO UNIT 3**



**ALLOCATED PARKING**

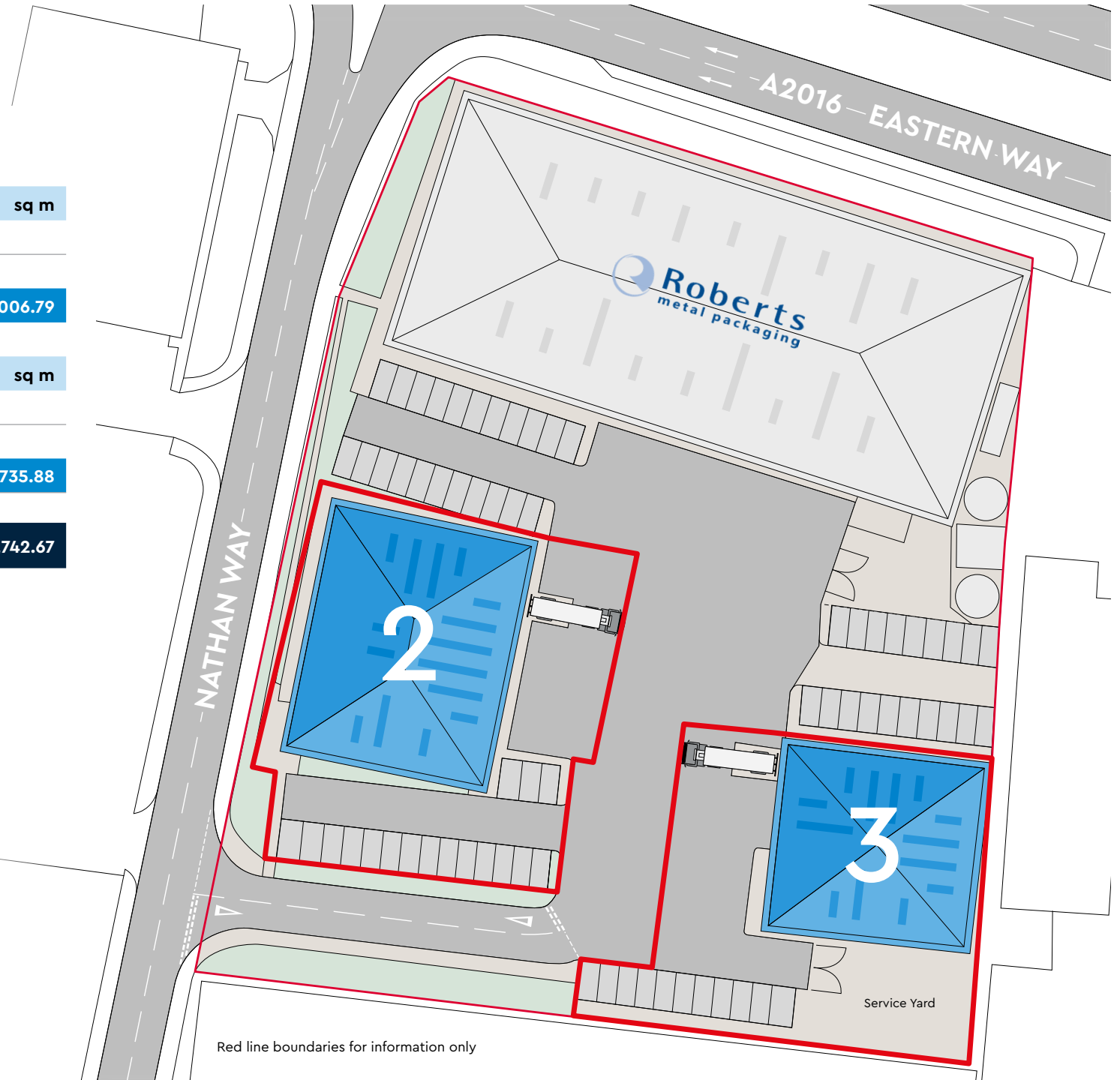
# ACCOMMODATION (GIA)

The accommodation comprises the following areas:

Unit 2	sq ft	sq m
Warehouse		
First Floor Offices		
<b>Total</b>	<b>10,837</b>	<b>1,006.79</b>

Unit 3	sq ft	sq m
Warehouse		
First Floor Offices		
<b>Total</b>	<b>7,921</b>	<b>735.88</b>

<b>Total Combined</b>	<b>18,758</b>	<b>1,742.67</b>
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Red line boundaries for information only



SAT NAV REF  
SE28 0AF

WELL-CONNECTED  
THAMESMEAD  
LOCATION

GREENWICH CANARY WHARF THE O2 THE CITY

LONDON CITY AIRPORT

WOOLWICH FERRY

WOOLWICH

WOOLWICH ARSENAL

PLUMSTEAD


A2016

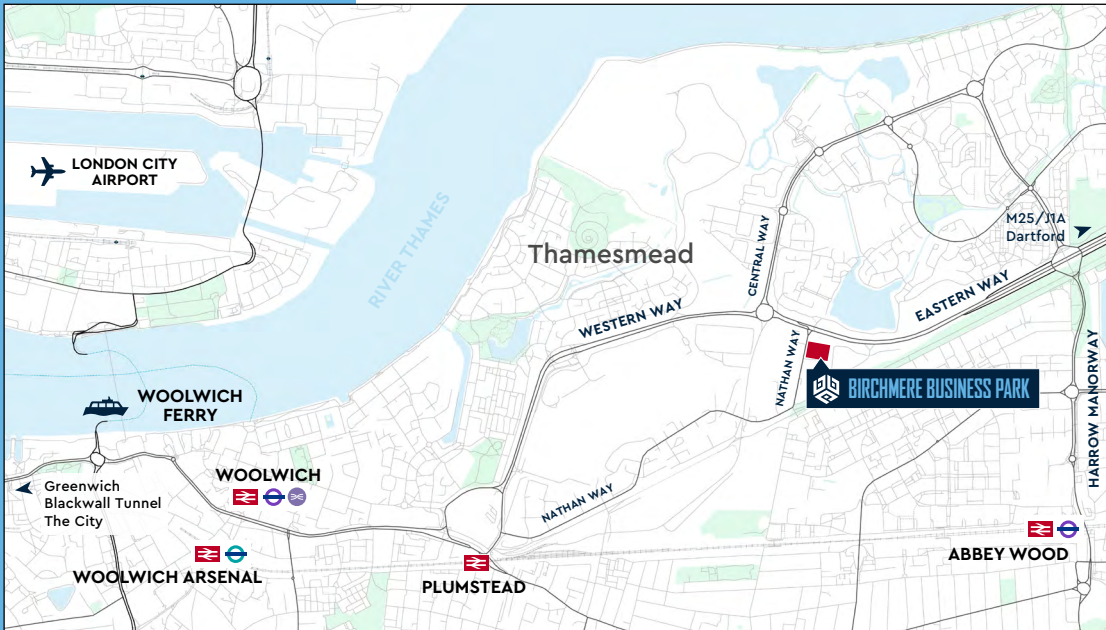
 **BIRCHMERE BUSINESS PARK**

A2016

ABBEY WOOD

A2041

 **M25 J11**  
Dartford →



## LOCATION

The properties are situated on **Birchmere Business Park** in Thamesmead, South East London, prominently positioned on the east side of **Nathan Way**, at the junction with **Eastern Way (A2016)**. This location provides excellent road connections to the **A206**, the **M25 (J1A)**, and **Central London**.

Key transport links include:

**Plumstead Station** – 1.4 miles (Southeastern and Thameslink services)

**Abbey Wood Station** – 2.0 miles (Elizabeth Line)

**Woolwich Arsenal Station** – 2.0 miles (DLR and National Rail)

**M25 Junction 1A** – 8.7 miles (access to the national motorway network)



### ROAD



Blackwall Tunnel 6 miles 12 mins	Dartford Crossing 10 miles 15 mins
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Woolwich Ferry 4 miles 10 mins	Silvertown Tunnel 6 miles 12 mins
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### CROSSRAIL



Liverpool Street 14 mins	Bond Street 22 mins	Heathrow 50 mins
Canary Wharf 8 mins	Farringdon 17 mins	Paddington 40 mins

### DLR



London City Airport 7 mins	Stratford 19 mins	Canary Wharf 19 mins	Bank 27 mins
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## EPC

Unit 2 – A22  
Unit 3 – A24

## RENT

Available on application for units individually or combined.

## TERMS

Both units are available on new fully repairing and insuring leases on terms to be agreed.

## BUSINESS RATES

The Valuation Office Agency webpage confirms a rateable value of £110,000 for Unit 2 and £83,000 for Unit 3.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VIEWINGS



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