

**Industrial, Trade Counter,  
Urban Logistics To Let**

10,540 sq ft

**Unit 2 Birchmere Business  
Park, Thamesmead, London,  
SE28 0AF**

Fully Refurbished - Unit 2 Birchmere Business Park provides 10,837 sqft of high quality industrial accommodation

- Fully Refurbished - Ready to Occupy Now
- Prime Thamesmead Location with Excellent Road Access
- Secure Parking
- Minimum clear eaves height 6m
- Electric Surface level loading doors 4x4.4m
- First Floor Office Accommodation



## Unit 2 Birchmere Business Park, Thamesmead, London, SE28 0AF

### Summary

- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (36)
- Lease: New Lease

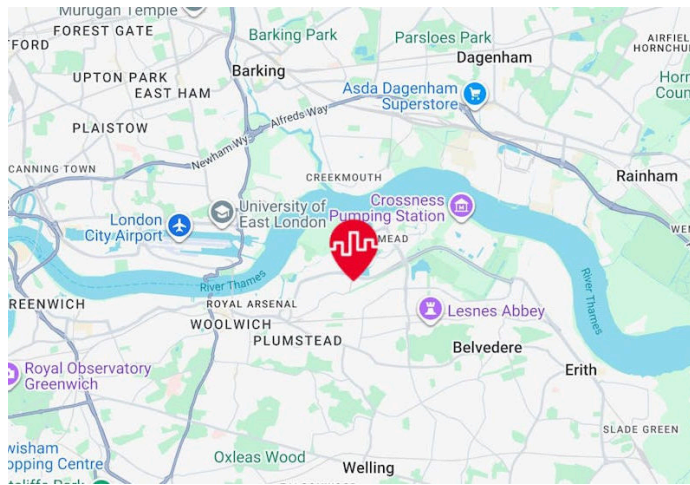
### Further information

- [View details on our website](#)

### Contact & Viewings

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### Description

The subject property comprises a high-quality detached warehouse of steel portal frame construction, finished with insulated profiled steel cladding to the walls and pitched roofs. The unit offers excellent clear internal heights, modern finishes, and newly refurbished accommodation throughout.

Externally, Unit 2 benefits from 17 parking spaces and a shared yard/loading area.

The unit has been refurbished to Grade A specification.

### Location

The property is 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.

### Accommodation

| Name         | sq ft         | sq m          | Availability |
|--------------|---------------|---------------|--------------|
| Unit - 2     | 10,540        | 979.20        | Available    |
| <b>Total</b> | <b>10,540</b> | <b>979.20</b> |              |

### Amenities & Specifications

Build Status: Refurbished  
Loading Doors (Surface level): 1  
Good ceiling height: Yes  
Minimum clear internal height (m): 6  
Excellent natural light: Yes  
Accessible WCs: Yes  
Male and female WCs: Yes

