

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

7,655 sq ft

**Unit 3 Birchmere Business  
Park, Thamesmead, London,  
SE28 0AF**

Fully Refurbished - Unit 3 Birchmere Business Park provides 7,655 sqft of high quality industrial accommodation

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



## Unit 3 Birchmere Business Park, Thamesmead, London, SE28 0AF

### Summary

- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (36)
- Lease: New Lease

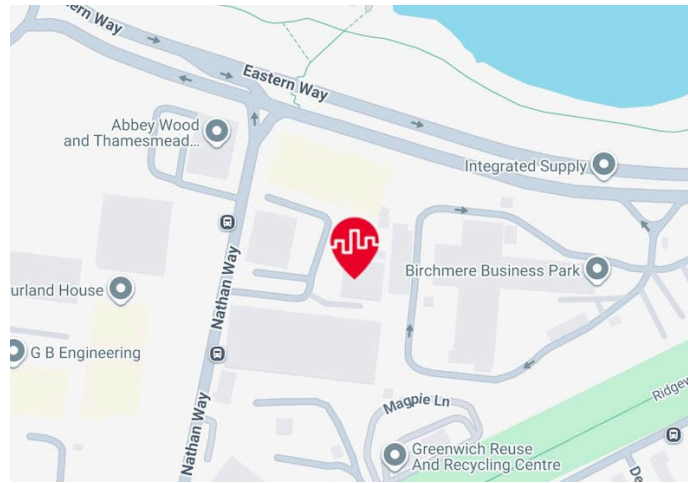
### Further information

- [View details on our website](#)
- [Watch a video](#)

### Contact & Viewings

Andrew Hughes  
02077 470120 | 07747 626657  
andrew.hughes@levyrealstate.co.uk

Henry Newland  
0207 747 0116 | 07443 530151  
henry.newland@levyrealstate.co.uk



### Description

The subject property comprises a high-quality detached warehouse unit 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 3 provides 11 parking spaces and a securely gated service yard to the south.

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 - 3	7,655	711.17	Available
<b>Total</b>	<b>7,655</b>	<b>711.17</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



