

**UNIT 37, IO CENTRE, ARMSTRONG ROAD
WOOLWICH, SE18 6RS**

FOR SALE



**OFFICE/INDUSTRIAL/WAREHOUSE UNIT WITH YARD/PARKING
415.54 SQ. M. (4,472 SQ. FT.)**

GUIDE PRICE: £475,000

Location

The prestigious Royal Arsenal development is situated immediately to the north of Plumstead Road with vehicular access from both Plumstead Road and Tom Cribb Road.

This historic site is a flagship regeneration example in a rapidly improving area.

The area already enjoys excellent road communications with the A205 South Circular Road, Woolwich Ferry and Blackwall Tunnel to the west and the A2016 leading to the M25 to the east. Woolwich Arsenal mainline station links to London Bridge in around 20 minutes and Woolwich Docklands Light railway station provides a service to London City Airport in only 2 stops together with services to Canary Wharf and The City. The development has its own pier with river services to Canary Wharf and Embankment.

Description

The premises comprise a high quality mid terraced office/industrial/warehouse unit built in 2005.

The ground floor provides storage space with a clear height of 3.12m (10'3") loading is via a sectional over head door. Security grilles are fitted to ground level windows and a reception area is fitted with laminate floor covering. Accessible WC facilities are located to the front of the premises.

Stairs from the reception area lead to the first floor which is fitted to provide a good standard of office accommodation, WC and shower facilities together with a separate kitchen. A suspended ceiling has been fitted throughout together with air

conditioning units. The first floor is carpeted and partitioned to provide individual office spaces.

The property benefits from six marked car spaces though there is further parking space in the yard/loading area.

Accommodation

The property has the following approximate gross internal areas:

Ground Floor	233.62 sq. m. (2,514 sq. ft.)
First Floor	181.92 sq. m. (1,958 sq. ft.)
Total	415.54 sq. m. (4,472 sq. ft.)

Terms

Our client is willing to consider reasonable offers for their virtual freehold interest.

Price

Guide Price £475,000

Planning

The premises have most recently been used for storage and offices but prospective occupiers must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Service Charge

Details upon application.

Legal Costs

Each party to pay their own legal fees.

VAT

Please note that VAT will be chargeable.

Rates

We have been advised that the property has a rateable value of £40,250. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Viewing

Strictly by prior arrangement with Hindwoods on 020 8858 9303.

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