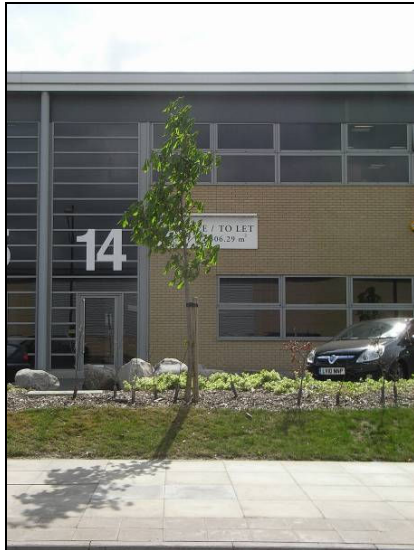


**UNIT 14, IO CENTRE, THE ROYAL ARSENAL, WOOLWICH,  
LONDON, SE18 6SS**

**FOR SALE OR TO LET**



**OFFICE/INDUSTRIAL/WAREHOUSE UNIT**  
Approx: 306 sq. m. (3,297 sq. ft.)

**RECENTLY REDUCED GUIDE PRICE OF £380,000**

**RENT: UPON APPLICATION**

**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 property comprises a high quality business unit arranged to provide a mixture of fully fitted offices and storage accommodation at first floor level together with production and warehouse accommodation at ground floor.

The unit benefits from allocated parking and a separate loading door together with canopy to the rear. Three phase power and all main services are available.

**Accommodation**

The property has the following approximate gross external area:

Ground Floor	204.00 sq. m. (2,200 sq. ft.)
First Floor	102.00 sq. m. (1,097 sq. ft.)
<b>Total</b>	<b>306.00 sq. m. (3,297 sq. ft.)</b>

**Terms**

The property is available for sale on a virtual freehold basis or alternatively a new lease is available for a term to be agreed.

**Price/Rent**

Reduced guide price £380,000, rent upon application.

**Service Charge**

Upon application.

**Rates**

To be assessed. 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](http://www.mybusinessrates.gov.uk).

**Planning**

The premises benefit from both B1 and B8 planning consents. However prospective purchasers 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.

**Legal Costs**

Each party to be responsible for their own legal costs.

**VAT**

Please note that VAT will be chargeable.

**Viewing**

Strictly by prior arrangement with sole agents Hindwoods.

**CG4669**

*"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)".*