UNIT 3 MERIDIAN TRADING ESTATE

BUGSBY WAY, CHARLTON, SE7 7SJ

FOREST
REAL ESTATE

TO LET

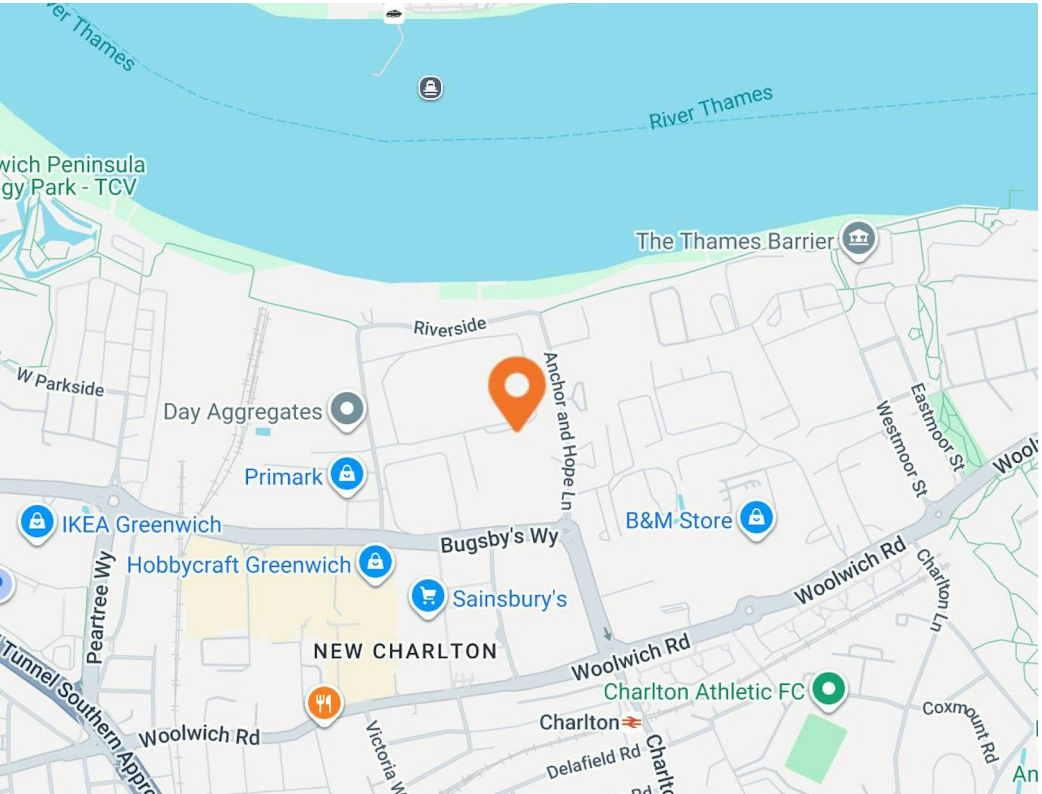
10,463 SQ FT

Prominent warehouse/trade counter with forecourt loading/parking

Key Features

- Concertina loading door
- Adjacent to Howdens
- Available now
- Open plan unrestricted warehouse
- Ceiling heights up to 8.8m

Unit 3 Meridian Trading Estate, Bugsby Way
Charlton, SE7 7SJ



Description

The property is mid terrace warehouse/trade counter with a small section of offices at first floor level. The warehouse element is entirely open plan with a maximum height of 8.8m. There are WC's to both ground and first floor as well a tea point.

Other benefits include concertina loading door, gas and three phase power.

Externally the forecourt provides loading and customer parking.

Location

Meridian Trading Estate occupies a prominent position off Bugsby's Way and close to the junction with Anchor and Hope Lane.

The estate has excellent road networks to Canary Wharf and The City via The Blackwall Tunnel Approach (A102) as well as South Circular Road (A205), A2 and A20 which link to the M25 London Orbital.

Charlton Mainline and North Greenwich Stations are easily accessible from the property. Woolwich Ferry is conveniently situated only a short distance to the east.

Local occupiers include Primark, Aldi, Howdens, Halfords, Magnet, Topp Tiles, Kwik Fit and Selco to name a few.

VAT

Plus VAT.

CARPET
FACTORY
OUTLET
BEDS BEDS
BEDS BEDS
BED FACTORY
OPEN TO THE
ENTRANCE
FREE
FREE

BEDS BEDS BEDS
BEDS BEDS BEDS
BED FACTORY OUTLET
OPEN TO THE PUBLIC
FREE
FITTING
FREE
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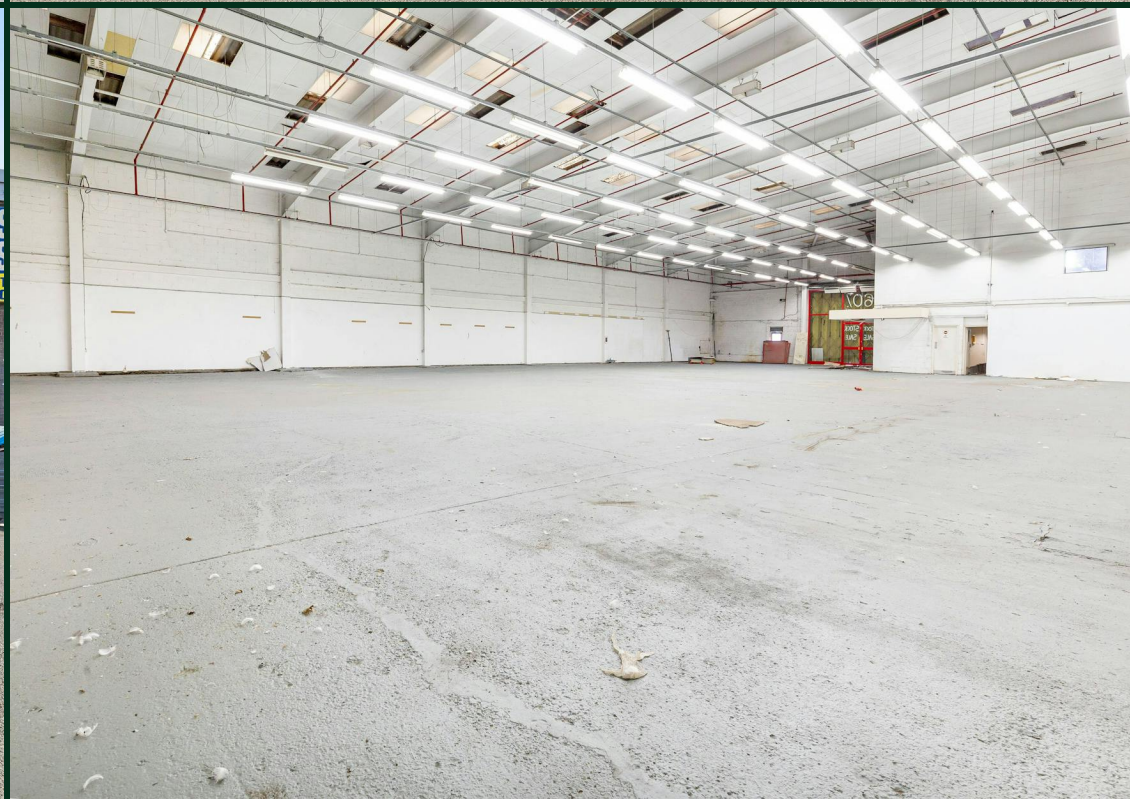
ENTRANCE

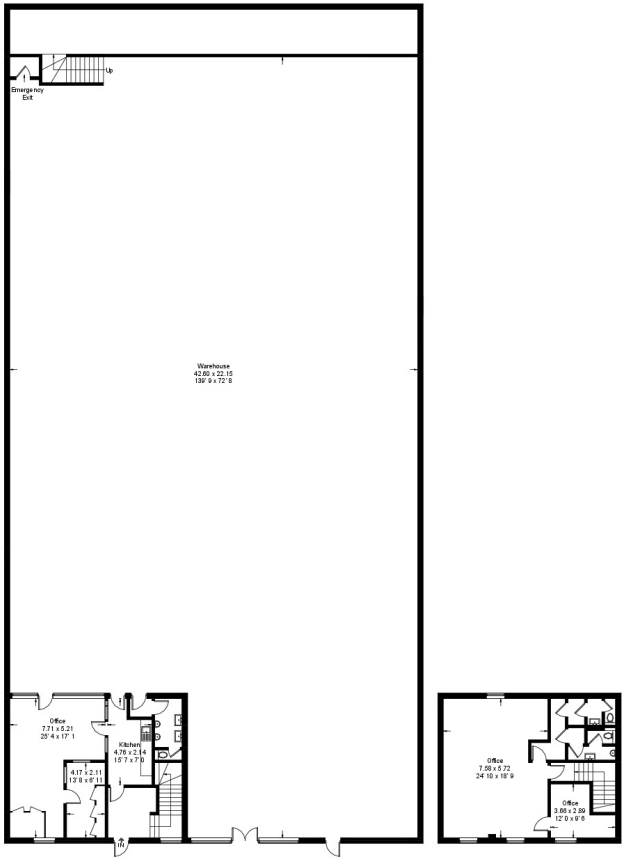


Plans

Unit 3, Meridian Trading Estate

Meridian Trading Estate

Approximate Gross Internal Area = 10831 sq ft / 1006.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Availability

The accommodation comprises of the following

Name	sq ft	sq m
Ground	10,831	1,006.23
Total	**10,831**	**1,006.23**

Lease	New Lease
Rent	£20 per sq ft
Rates	£67,680 per annum This is an estimate provided from the VOA for April 2026 - April 2027.
Service Charge	£20,000 per annum
VAT	Applicable
EPC	D (82)

Contact

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

Cormac Sears
020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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