UNIT 5 MERIDIAN TRADING ESTATE

BUGSBY WAY, CHARLTON, SE7 7SJ

FOREST
REAL ESTATE

TO LET

11,357 SQ FT

Prominent warehouse/trade counter with rear loading and forecourt parking.

Key Features

- Open plan unrestricted warehouse
- Gated forecourt
- 24/7 access
- Adjacent to Howdens
- Gas central heating
- Available now

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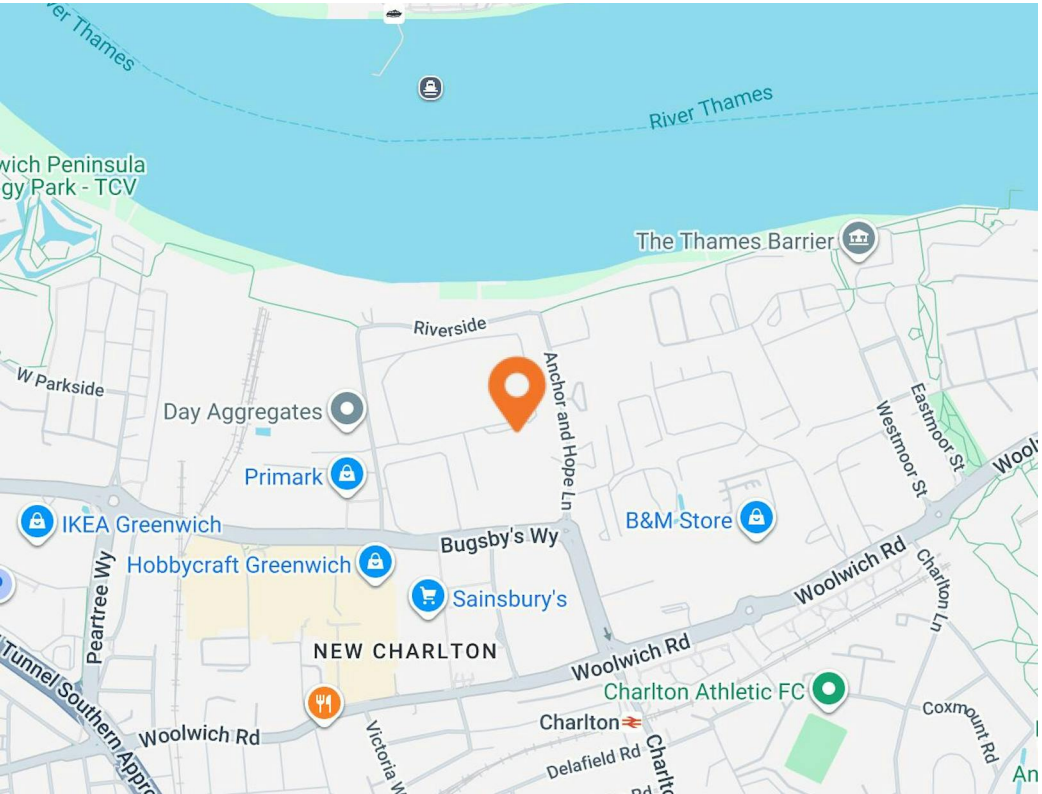


Description

The property comprises a modern end of terrace trade counter/warehouse. The unit is of steel portal frame construction under a pitched offering a 5m eaves height.

There is a loading and pedestrian access from the front of the building in the gated forecourt. Additional benefits include gas and 3 phase power.

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.

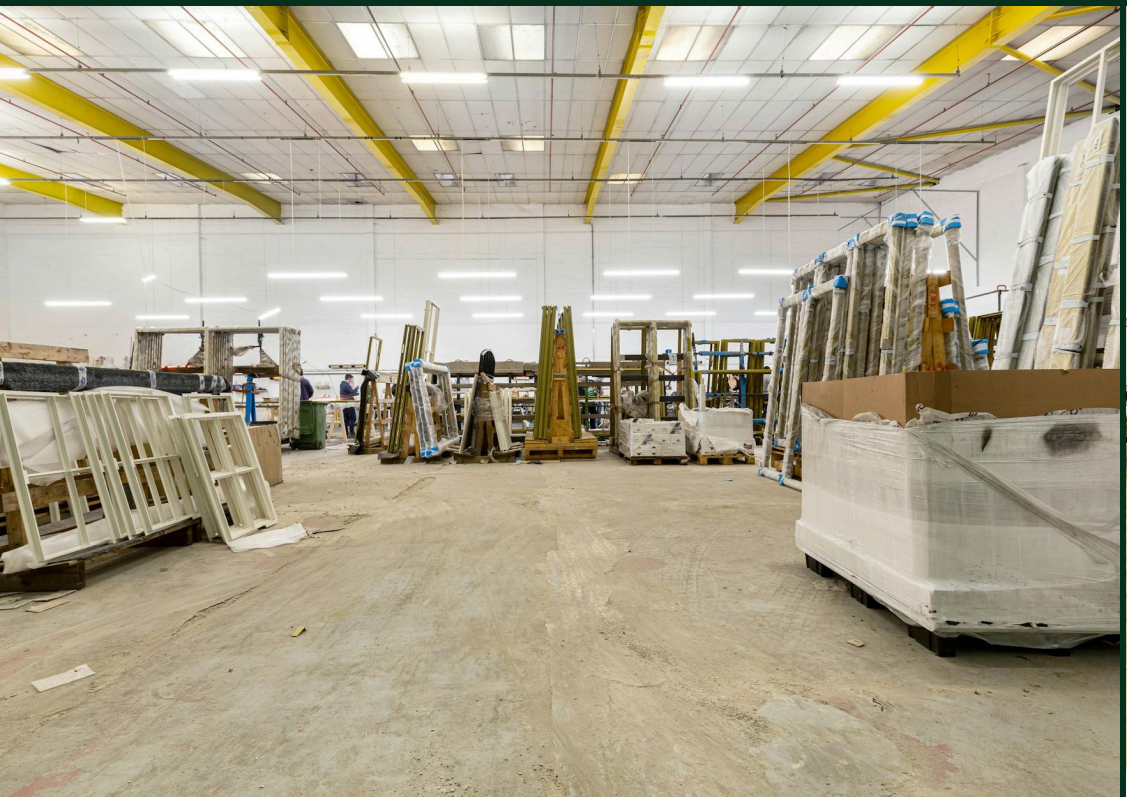
Charlton Mainline and North Greenwich Stations are easily accessible from the property. Woolwich Ferry is conveniently situated only a short distance to the east.

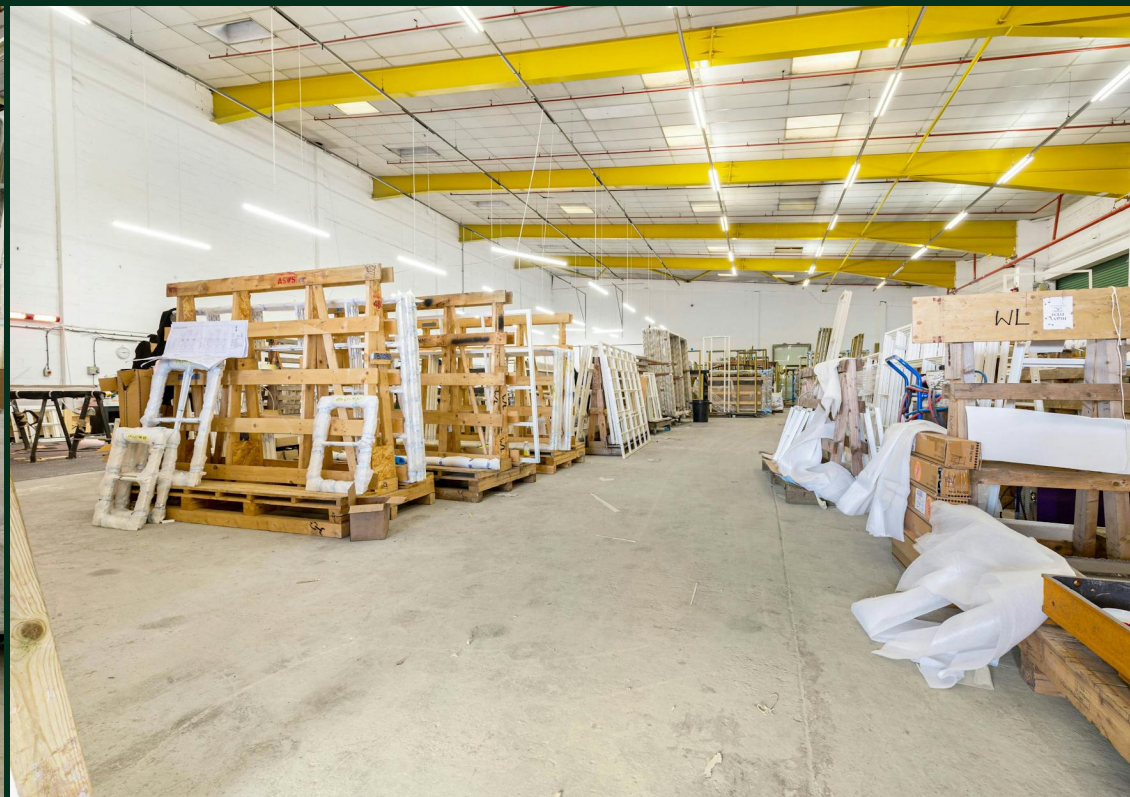
Local occupiers include Primark, Aldi, Howdens, Halfords, Magnet, Topp Tiles, Kwik Fit and Selco to name a few.

VAT

Plus VAT.

èkó food market

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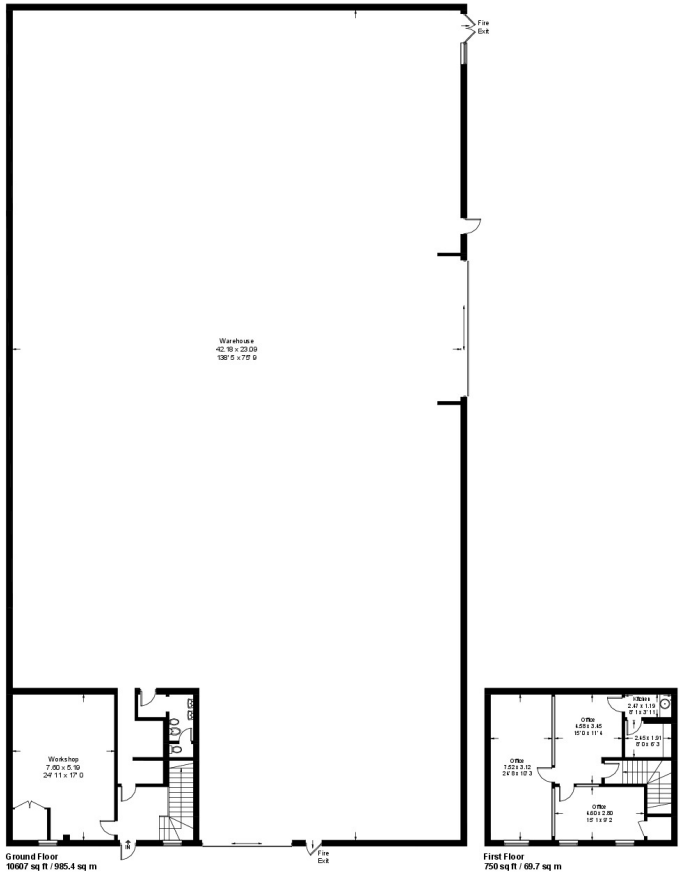
Plans

Unit 5 Meridian Building Estate

Meridian Building Estate

Approximate Gross Internal Area = 11357 sq ft / 1055.1 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	10,607	985.42
1st	750	69.68
Total	**11,357**	**1,055.10**

Lease	New Lease
Rent	£20 per sq ft
Rates	£74,880 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 (78)

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