

Westminster Industrial Estate
Bowater Road, Woolwich
London SE18 5NU
[///buyers.award.lined](http://buyers.award.lined)

Refurbished multi-level
industrial building with
secure yard

BUILDING 78

31,858 sq ft to let
Available Q4 2026

A THRIVING BUSINESS HUB

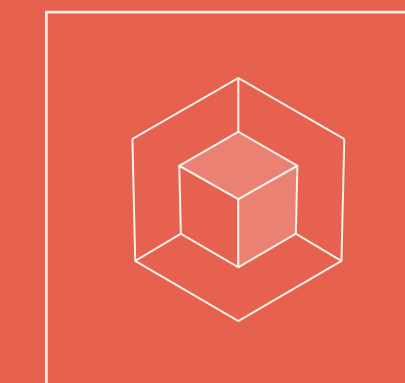
INTRODUCTION



Located within Westminster Industrial Estate in Woolwich, Building 78 offers refurbished industrial space in a well-connected South East London location.

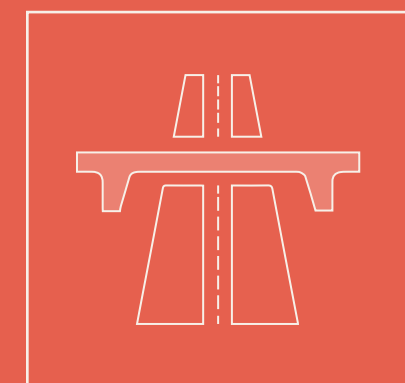
The building will be comprehensively refurbished to deliver adaptable accommodation for a range of uses, including light industrial, storage and workshop operations, with flexibility to suit individual business requirements.

Set within a recognised commercial estate, it provides a well positioned opportunity for both established and growing occupiers.



FLEXIBLE SPACE

31,858 sq ft of versatile space for a range of uses



ROAD NETWORK

Access to the **A2** (10 mins) and close to the Blackwall and Silvertown Tunnels

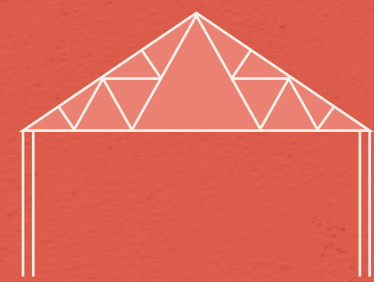


ELIZABETH LINE

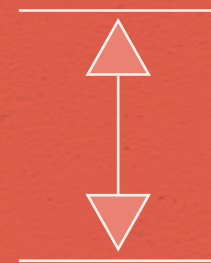
Connected to London and beyond via **Woolwich** and **Woolwich Dockyard** stations

SPECIFICATION

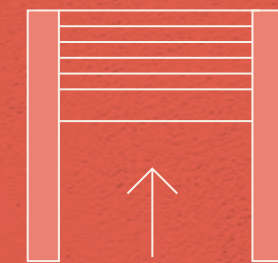
BUILDING



Roof replacement



Internal ceiling height of 6.05m ground floor and 3.7m first floor



Additional loading door



Excellent natural light



Self contained yard



Targeting EPC B



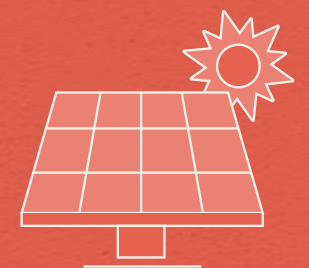
New lighting and emergency lighting



Provision for staff parking



New goods platform lift



Installation of roof mounted PV panels

Comprehensively refurbished to deliver high-quality, modern industrial accommodation suited to a range of uses.

The property provides practical design with upgraded infrastructure, providing efficient, flexible space within a well-established commercial location.

SUMMARY

FLEXIBLE MULTI USE SPACE

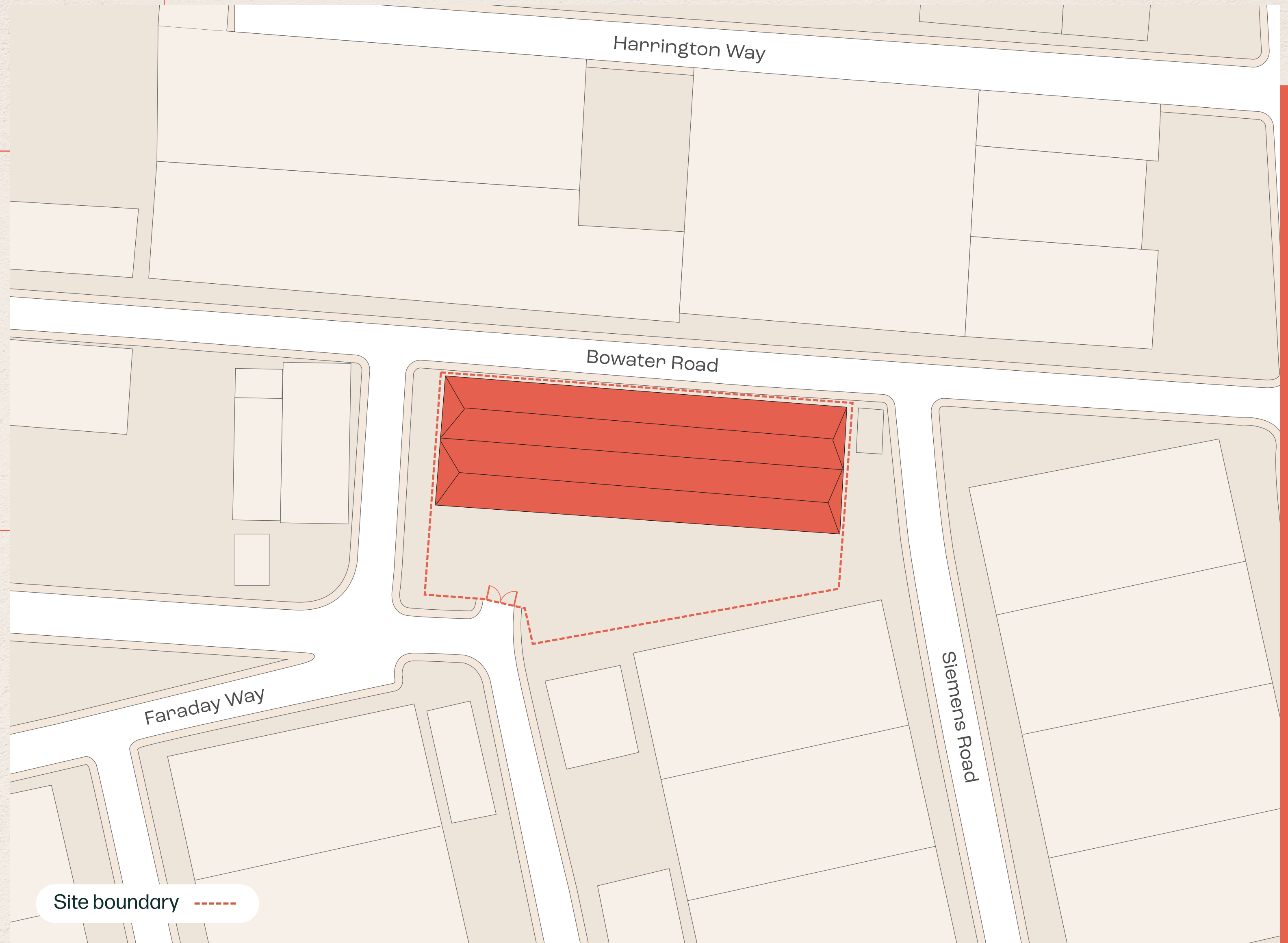


INDICATIVE CGI

ESTABLISHED POSITION

Building 78 combines an established industrial setting with enhanced servicing provision.

New insulated sectional shutter doors, a secure fenced yard and hardstanding improvements will create efficient external space designed to support access, loading and smooth day-to-day operation.

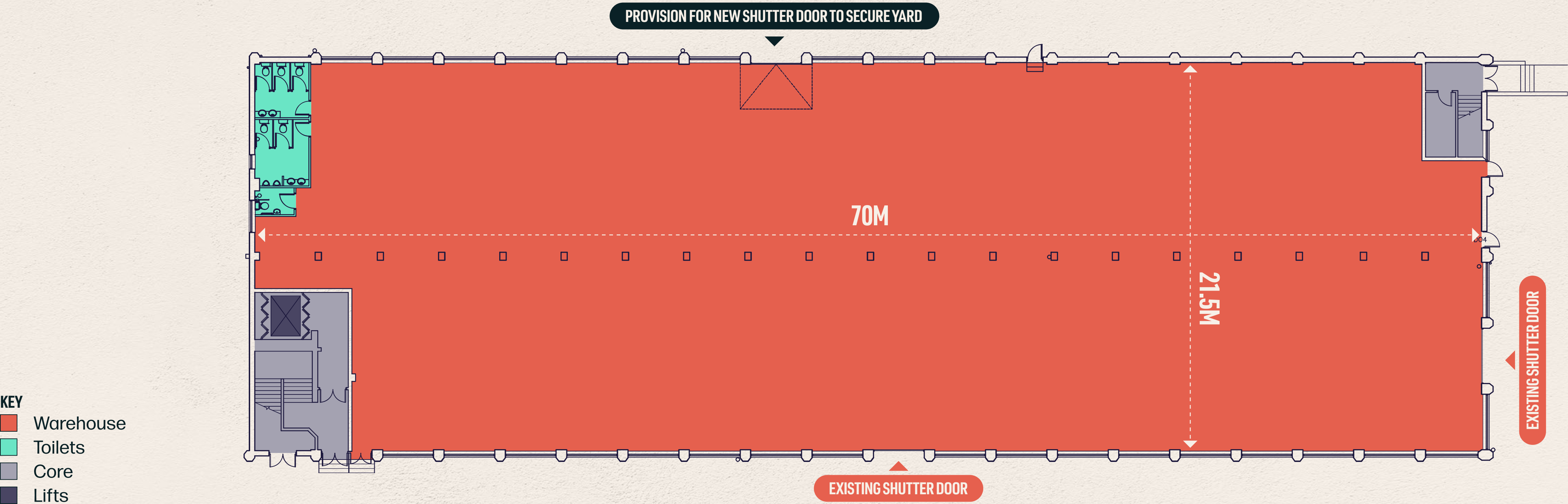


FLOOR PLANS

ACCOMMODATION

FLOOR	SQ FT (GIA)	SQ M (GIA)
FIRST	15,931	1,480.0
GROUND	15,927	1,479.6
TOTAL	31,858	2,959.6

GROUND FLOOR



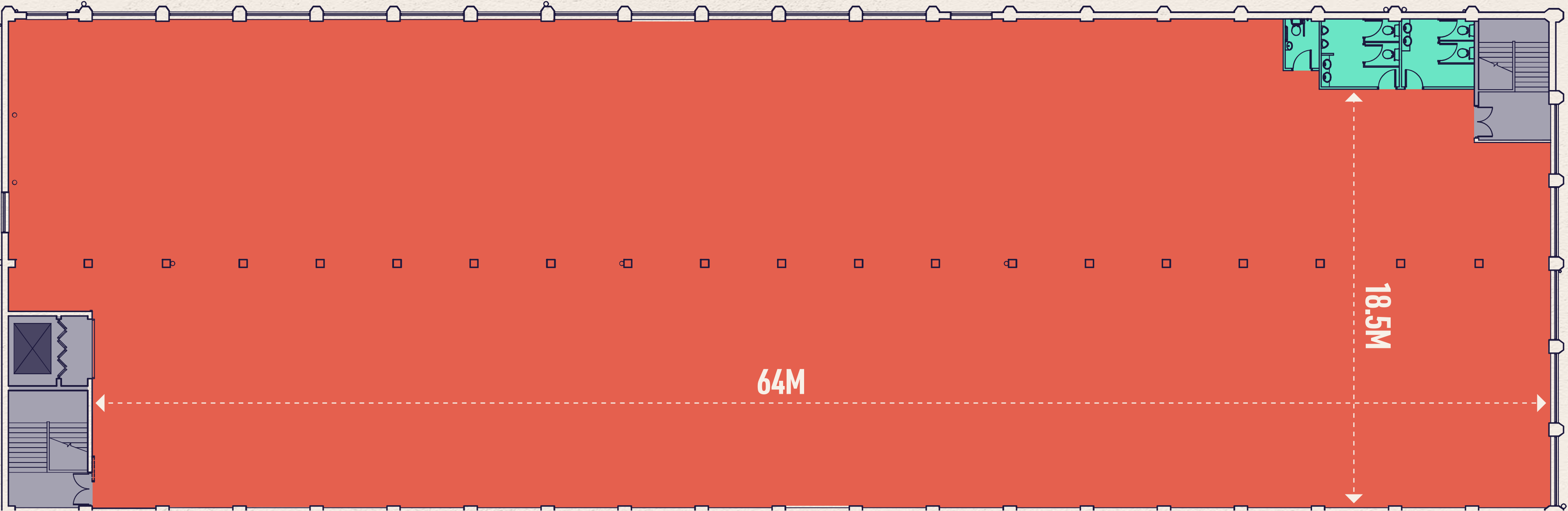
FLOOR PLANS

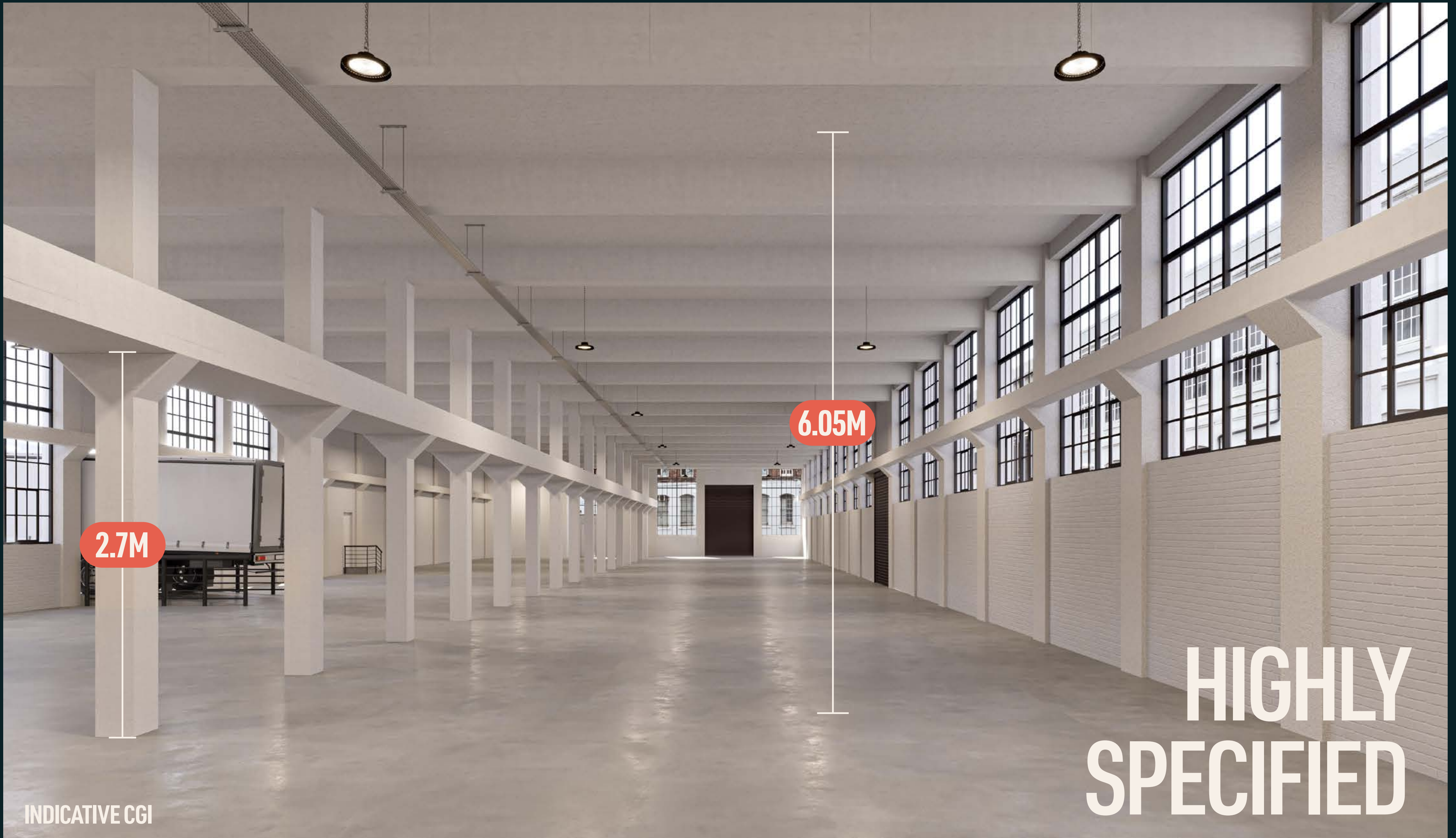
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FIRST FLOOR

- KEY
- Warehouse
 - Toilets
 - Core
 - Lifts





INDICATIVE CGI

HIGHLY
SPECIFIED

A DETACHED BUILDING ON A POPULAR MIXED USE ESTATE

BUILDING 78

WESTMINSTER INDUSTRIAL ESTATE

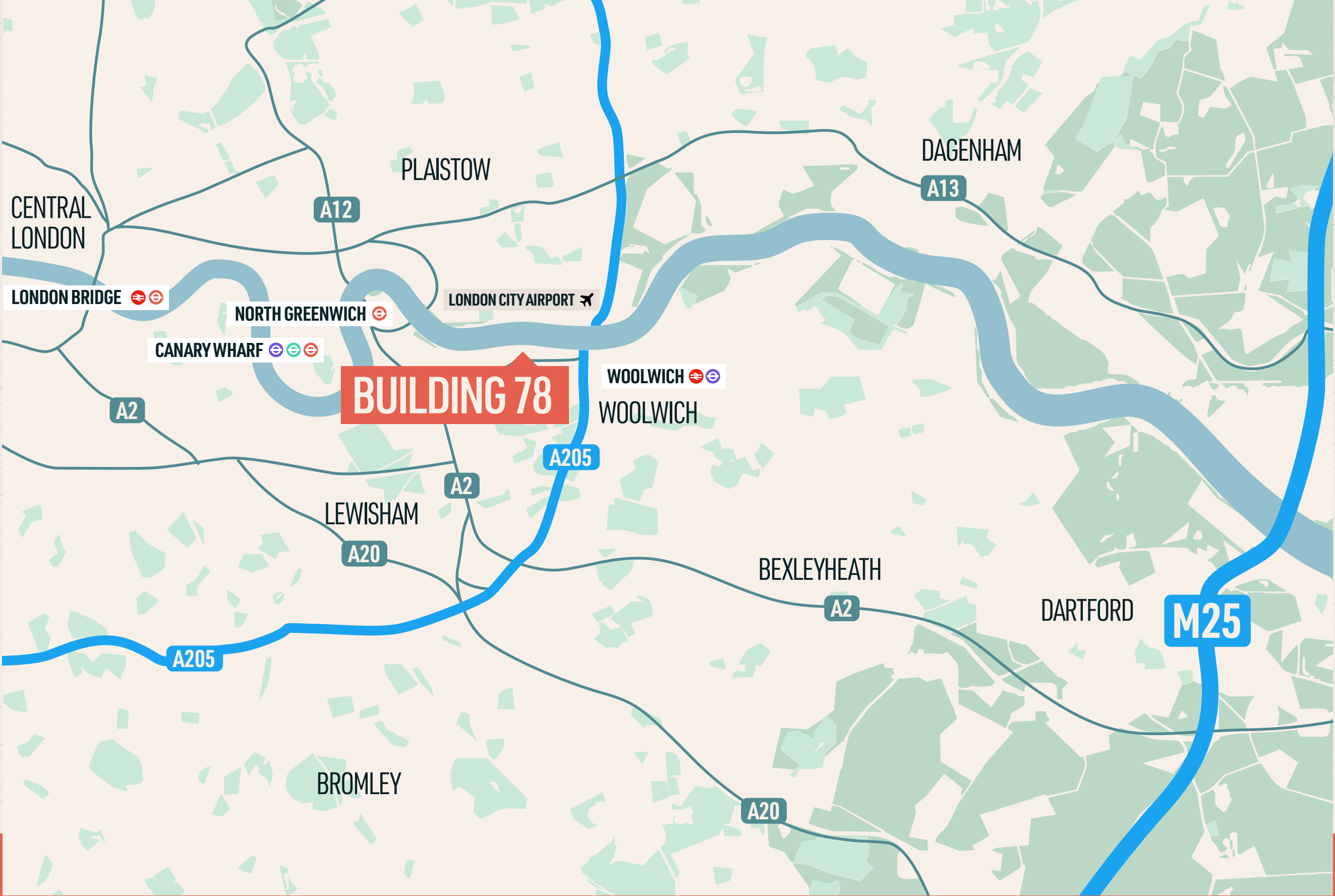
BUILDING 78

Westminster Industrial Estate | London SE18

A STRATEGIC LOCATION

Building 78 benefits from strong connectivity across South East London and beyond.

Excellent access to the A206 and A102 provides direct links to the Blackwall Tunnel, A2 and wider motorway network. Nearby Woolwich stations offer Elizabeth Line, DLR and mainline services, ensuring fast and convenient connections into central London and surrounding areas.



DRIVING TIMES	Miles	Mins
A2	2.8	10
A20	4.8	15
A3 (M24 J10)	60	52
Central London*	11	40
London City Airport	5.5	18
Gatwick Airport	45	60
M25 (J2)	10	30

*Charing Cross Station
Times calculated using GoogleMaps

WALKING

15 MINS

Woolwich Dockyard

20 MINS

Charlton

CYCLING

08 MINS

Woolwich

09 MINS

Woolwich Arsenal

TRAINS/UNDERGROUND (From Woolwich)

08 MINS

Canary Wharf

19 MINS

London Bridge

17 MINS

Farringdon

32 MINS

Charing Cross

THE LOCAL



1



2



3

Set within a vibrant part of Woolwich, the property is close to a variety of local amenities, with Thames Barrier Park providing attractive riverside green space just moments away.

The area combines a strong commercial presence with convenient access to shops, cafés and leisure facilities.

1. Thames Barrier
2. Woolwich Works
3. Woolwich Station
4. The Guard House, Dial Arch Square
5. Wellington Park, Royal Arsenal Heritage Site
6. Woolwich Arsenal Station



4



5



6

AREA

FURTHER INFORMATION

EPC

Targeting an EPC B rating.

VAT

VAT is applicable.

SERVICE CHARGE

A copy of the service charge can be provided upon request.

BUSINESS RATES

Please rely on your own investigations.



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