



Unit 15 Mellish Industrial Estate

Ruston Road, London, SE18 5NU

Industrial / Warehouse Unit

6,733 sq ft
(625.52 sq m)

- TO LET
- Plus an open storage mezzanine of 1,084 sq ft
- On-site yard and parking
- 3 phase power
- WC and kitchen facilities
- Separate well presented office space

Summary

Available Size	6,733 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a single storey industrial unit with ground and first floor office accommodation and an open storage mezzanine. The unit offers a clear open-plan warehouse space with approx. 6.5m minimum eaves, rising to approx. 8m at the central haunch. Access is via a roller shutter door leading on to a secure yard.

Location

Mellish Industrial Estate is located to the North of the A206, one of the main arterial roads leading to the Blackwall Tunnel situated 2.5 miles away, facilitating convenient access to Canary Wharf (4.3 miles) and The City of London (6.6 miles).

The property also benefits from excellent public transport links with Woolwich Dockyard Station 0.5 miles away (Southeastern service to London Bridge (30 mins) and Cannon Street (34 mins)) and Woolwich Arsenal Station (providing a National Rail and DLR service) and Woolwich Station (Elizabeth Line) both just 1.7 miles away.

Accommodation

The accommodation comprises the following areas:

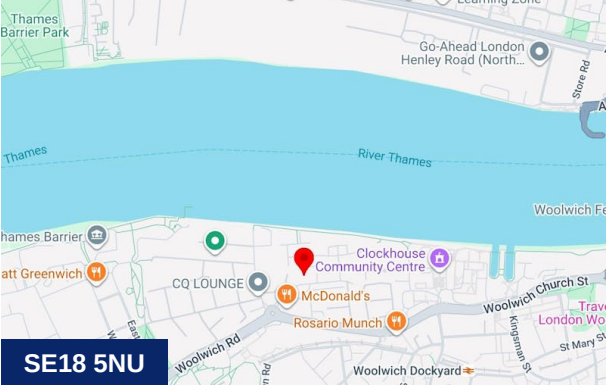
Name	sq ft	sq m
Ground - Floor	6,449	599.13
1st - Floor	284	26.38
Total	6,733	625.51

Mezzanine

The accommodation also comprises a mezzanine measuring 1,084 sq ft, in addition to the areas above.

Terms

Available on terms to be agreed.



Viewing & Further Information



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