# UNITS A/B ANCHORAGE POINT

## CHARLTON, LONDON, SE7 7SZ

**TO LET**

**INDUSTRIAL WAREHOUSE FACILITY**

**16,032 SQ FT** (1,490 SQ M)

POTENTIAL TO SUB-DIVIDE THE PROPERTY, IF REQUIRED

**UNDERGOING COMPREHENSIVE REFURBISHMENT**

AVAILABLE Q1 2027



SBY CBRE




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*Indicative internal photo*

## Description

The property is undergoing a comprehensive refurbishment to deliver a high-quality detached industrial/warehouse facility of steel portal frame construction, with an internal eaves height of 7.75m, a generous yard and parking for up to 24 vehicles, and dedicated EV charging points.

Extending to 16,032 sq ft, the accommodation comprises 12,288 sq ft of warehouse space plus two self-contained first-floor office suites, offering flexibility and potential for subdivision. Both office areas include their own WC, shower and welfare facilities.

The warehouse is served by three level-access loading doors onto a yard with a maximum depth of 23m, with 24-hour unrestricted access, 365 days a year, and a substantial 800 kVA power supply already connected (with potential to upgrade).

**Internal eaves height of 7.75m**

**3 level access loading doors**

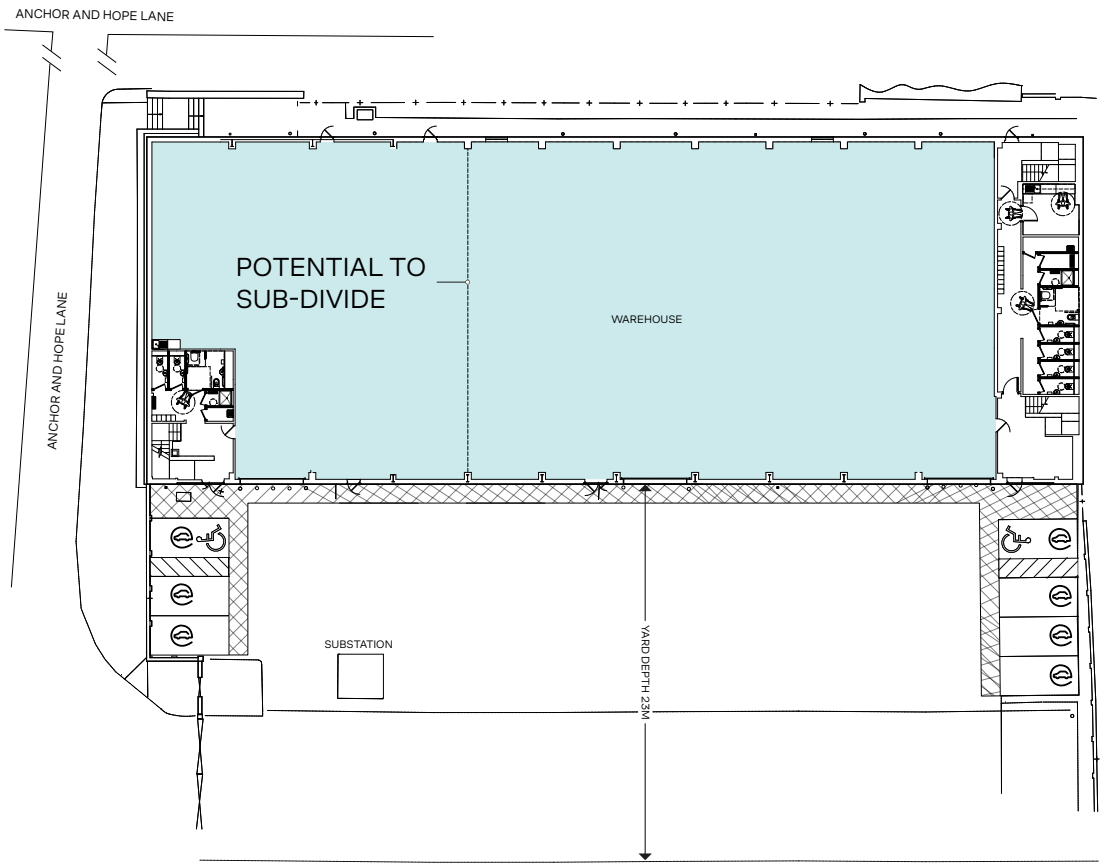
**Substantial 800 kVA power supply (ability to upgrade)**

**Maximum yard depth of 23m**

**24-hour unrestricted access**

**Potential for up to 24 car parking spaces by utilising the yard area**

# Floor Plans




GROUND FLOOR




FIRST FLOOR

## Accommodation Schedule

| | SQ FT (GEA) | SQ M (GEA) |
|---|---|---|
| Warehouse | 12,288 | 1,142 |
| Office/ Ancillary | 3,744 | 348 |
| **Total** | **16,032** | **1,490** |

The unit is capable of being divided into two, further information available on application.

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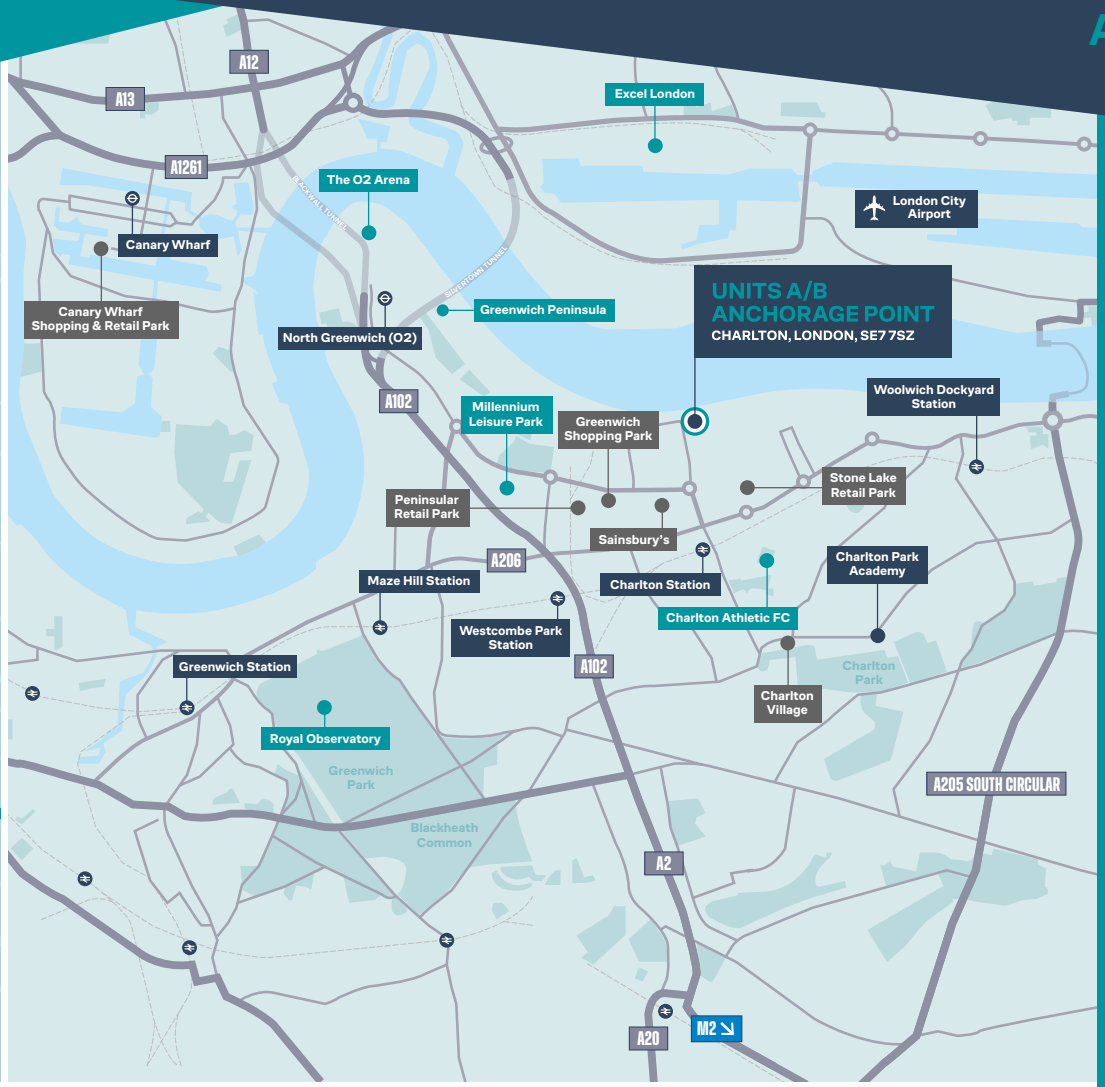
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## Strategic Location

Unit A/B Anchorage Point is located in a strategic South East London location within the established Charlton Riverside Industrial Zone, providing excellent access to Central London and the City by road and rail. The A102m Blackwall Tunnel & the recently opened Silvertown Tunnel are within minutes of the unit and give access to the A2, A13, A205, and out to the M25 motorway network. Train services include mainline stations at Charlton and Maze Hill, with the Jubilee Line underground at North Greenwich connecting into Central London and the South East.

## Excellent Connectivity

| MOTORWAYS | |
|---|---|
| M25 (11a) | 14 miles |
| M20 (11) | 12 miles |
| A2 | 3 miles |

| ROAD | |
|---|---|
| Dartford Crossing | 17 miles |
| Central London | 9 miles |
| Silvertown Tunnel | 2.2 miles |
| Blackwall Tunnel | 2.2 miles |

| TRAIN | |
|---|---|
| North Greenwich Tube | 1.9 miles |
| Charlton Station | 0.5 miles |

| AIRPORTS | |
|---|---|
| Gatwick Airport | 44 miles |
| London City Airport | 5 miles |

| PORTS | |
|---|---|
| London Gateway | 26.9 miles |
| Tilbury | 23.5 miles |
| Dover | 71 miles |

# UNITS A/B ANCHORAGE POINT

**CHARLTON, LONDON, SE7 7SZ**

**UNDERGOING COMPREHENSIVE REFURBISHMENT**
AVAILABLE
Q1 2027



## Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

## Rent

On application from agents.

## Service Charge

On application.

## Rates

On application.

## Legal Costs

Each party is responsible to bear their own legal costs.

## VAT

VAT will be charged on quoting terms.

## EPC

Targeting EPC A.

## Contacts


CBRE

+44 (0)20 7182 2000
www.cbre.co.uk

**Toby King-Thompson**
Toby.kingthompson@cbre.com
07919 145 652

**Tom Erxleben**
Tom.Erxleben@cbre.com
07710 966 234

SBY

020 7167 3014

SBYRE.com

**Josh Garwood**
jgarwood@sbyre.com
07943 176 189

**Jack Booth**
jbooth@sbyre.com
07739 751 830



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