

VALOR PARK CHARLTON



**PRIME DETACHED UNIT AND 0.65 ACRE SECURE YARD
TO LET**
9,781 SQ FT (908.6 SQ M)
AVAILABLE AS A WHOLE OR SEPARATELY

LOCAL
OCCUPIERS



Iceland

safestore™

M&S

Sainsbury's

halfords



OCCUPATIONAL FLEXIBILITY



1 - 4 LEVEL
ACCESS DOORS



18 - 55M
YARD DEPTH



2 EV CHARGING
SPACES



HIGH EFFICIENCY
LED LIGHTING



THERMALLY EFFICIENT
CLADDING PANELS



MODERN & EFFICIENT HEATING
SYSTEM INSTALLED



REPLACEMENT OF
ROOFLIGHTS TO REDUCE USE
OF ARTIFICIAL LIGHTING



RATED
EPC A



SUSTAINABLE SOURCING,
MINIMAL WASTE AND
MAXIMUM RECYCLING

OPTION 1

	SQ FT	SQ M
UNIT	9,781	908.6
ADDITIONAL PARKING	21 Parking Spaces	

OPTION 2

	SQ FT	SQ M
UNIT	9,781	908.6
ADDITIONAL PARKING	21 Parking Spaces	
0.65 ACRE SECURE YARD	28,100	2,610.5

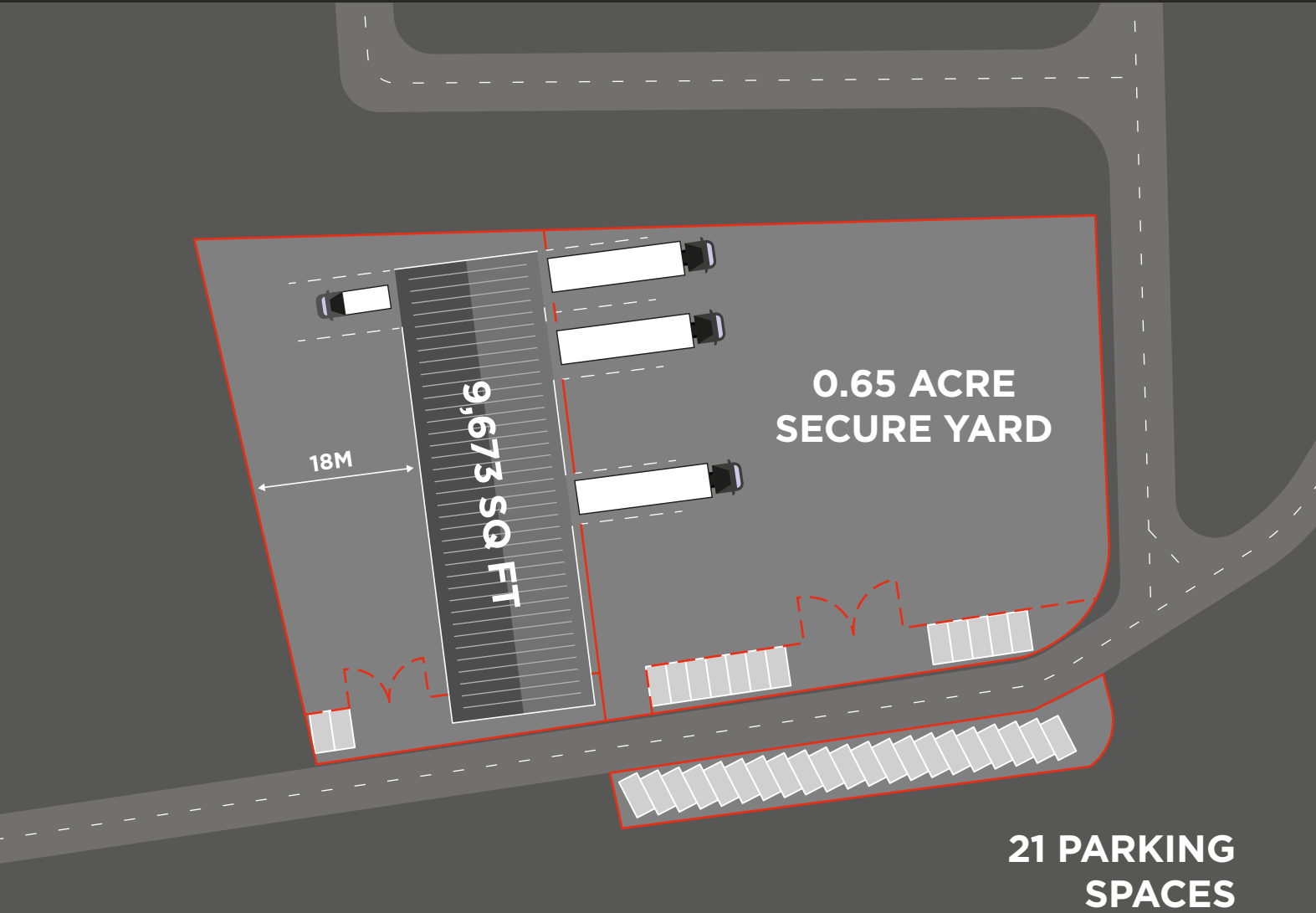
OPTION 3

	SQ FT	SQ M
0.65 ACRE SECURE YARD	28,100	2,610.5

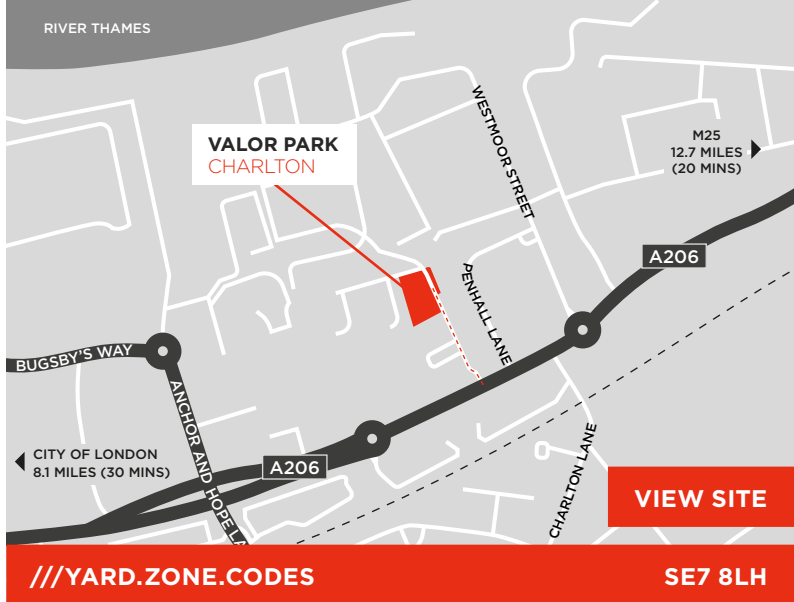
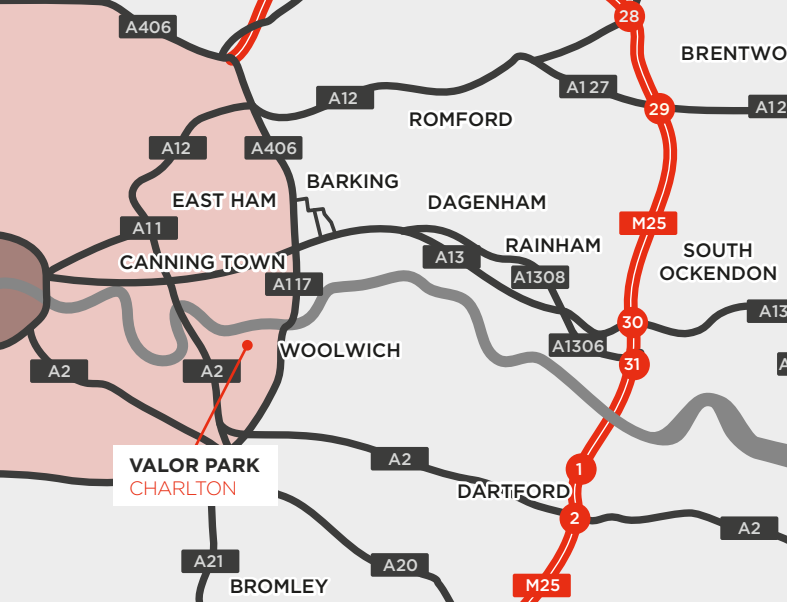
DESCRIPTION

Valor Park Charlton is a newly refurbished stand-alone industrial / distribution unit with storage yard on a total site of approximately 1.1 acres offering a low site coverage of 19%. The property is of portal frame construction with 4 level access loading bays. One loading door fronts the 18m deep yard, with three level access doors fronting the larger yard when taken as a whole.

The unit benefits from new, high specification first floor offices that front the access road. A steel palisade fence surrounds a concrete, hard standing yard to provide a fully secure area. There are vehicular access points to the front and rear of the building and in the current layout, vehicles can circulate between the yards via the northern point of the demise. Alternatively, the 28,100 sq ft (0.65 acre) yard can be self-contained and leased independently of the building.







///YARD.ZONE.CODES

SE7 8LH

LOCATION

The property is located on Woolwich Road (A206). This provides excellent access to the Blackwall Tunnel approach (A102 (M)) and South Circular (A205) which are approximately 2.5 miles to the west and 1 mile to the east respectively. There are numerous public transport provisions within a walking distance including; buses to and from central London, DLR stations and Woolwich (Elizabeth Line) station.

ROAD	MILES	MINS
A206	0.07	1
A205	1.2	6
A2	1.3	8
Central London	9.5	26
M25	12.7	28
M20	16.2	33

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

RAIL

	MILES	MINS
Charlton	0.7	3
Greenwich	2.8	9
Woolwich	2.1	10
North Greenwich (Jubilee Line Underground)	2.5	10

PORTS

	MILES	MINS
Tilbury	25.3	35
London Gateway	28	40
Dover	71.6	1hr 15

AIRPORTS

	MILES	MINS
London City	7.1	18
Heathrow	25.8	55
Gatwick	41.3	50

**7,145,206
PEOPLE**

Live within a 45
minute drive

**3,341,023
PEOPLE**

Live within a 30
minute drive

**460,697
PEOPLE**

Live within a 15
minute drive

For further information or to arrange an inspection please contact the agents:



Richard Seton-Clements
richard.setoncllements@cbre.com
07710 319 574

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



Max Doobay
m.doobay@glenny.co.uk
07900 735 995

Ivan Scott
i.scott@glenny.co.uk
07342 880 685

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by CBRE & Glenny in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CBRE & Glenny nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. January 2025.