



SELECTION OF OPEN STORAGE SITES – TO LET

Fenced Yards Adjacent to Blackwall Tunnel - Available on Flexible Leases



Morden Wharf Greenwich SE10 0TA

CBRE

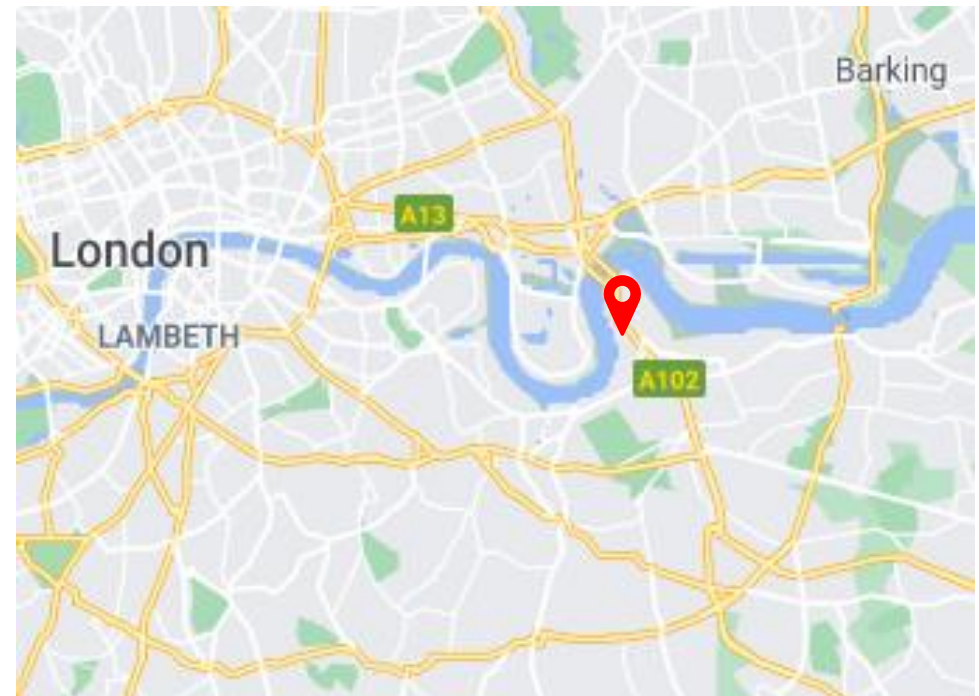
LOCATION

The sites are located on the Greenwich Peninsula at Modern Wharf and form part of an established industrial location adjacent to the A102 Blackwall Tunnel Southern Approach which is the main arterial route connecting south-east London and north-east London.

The sites are accessed via Tunnel Avenue, that feeds into the A102 Blackwall Tunnel providing a direct link to the A13 East India Dock Road, connecting central London to the west (7.1 miles), Stratford to the north (6.4 miles) and Dagenham to the east (8.2 miles).

The sites also benefit from good rail links with North Greenwich station only 0.8 miles to the east, which services the Jubilee Line, connecting Stratford in north-east London and Stanmore in north-west London via the West End – Bond Street 15 minutes.

The yards are well located for serving South, Central and East London as well as connecting to the wider M25 motorway network via the A2/A20/M2/M20 network.



CONNECTIVITY



M25 (J3) 12.7 miles

M20 (J1) 12.7 miles

Blackwall Tunnel 1.1 miles



Central London 7.1 miles

North Greenwich Tube Station 0.8 miles

London City Airport 5.1 miles



London Gatwick Airport 33 miles

London Stanstead Airport 35 miles

DESCRIPTION



Yard 1 – Rectangular site with loose hardcore surface, unfenced with no services.



Yard 2 – Rectangular site with compacted hardcore surface, fenced and gated with no services.



Yard 3 – Rectangular site with fully tarmacked surface, fenced and gated with power, water and drainage.

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ACCOMMODATION

The approximate gross external areas of the property are as follows:

ACCOMMODATION	ACRES	SQ M	SQ FT	RENT GUIDE
Yard 1 – Available Now	0.06	251	2,700	£12,000 pax
Yard 2 – Available Now	0.4	1,619	17,425	£60,000 pax
Yard 3 – Available May/June	1.63	6,596	71,000	£250,000 pax
Yard 4 – Available May/June	1.33	5,388	58,000	£210,000 pax

TENURE

The yards are offered to let on a new lease for a term to be agreed.

SPECIFICATION

YARD 1

- Hardcore Surface

YARD 2

- Compacted Hardcore Surface
- Fully Fenced
- Secure & Gated
- No services

YARD 3

- Curbed, Tarmac Surface
- Fully Fenced
- Water, Power, Drainage.
- Secure & Gated

YARD 4

- Curbed, Tarmac Surface
- Fully Fenced
- Water, Power, Drainage.
- Secure & Gated



Yard 4 – Rectangular site with fully tarmacked surface, fenced and gated and can be combined with Yard 3 with power, and water. (Building May be available from Previous tenant by separate negotiation but with a liability to remove at the end of the term.)

FURTHER INFORMATION

SERVICE CHARGE

The yards are subject to service charge for communal services – further details on application.

RATING

Interested parties should rely on their own enquiries of Royal Borough of Greenwich Business Rates for any rates payable.

LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

EPC RATING

Not applicable.

Proposal

We are instructed to seek offers for a new lease that will offer a 12 months guaranteed occupation with landlords rolling breaks thereafter on 3 months notice.

CONTACT

FOR AN APPOINTMENT TO VIEW PLEASE
CONTACT SOLE AGENTS:



Richard Seton-Clements

07710 319 574

Richard.setoncllements@cbre.com



Ryan Anderson

07833 299 439

Ryan.Anderson@cbre.com

Henrietta House | Henrietta Place | London | W1G 0NB

www.cbre.co.uk

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