

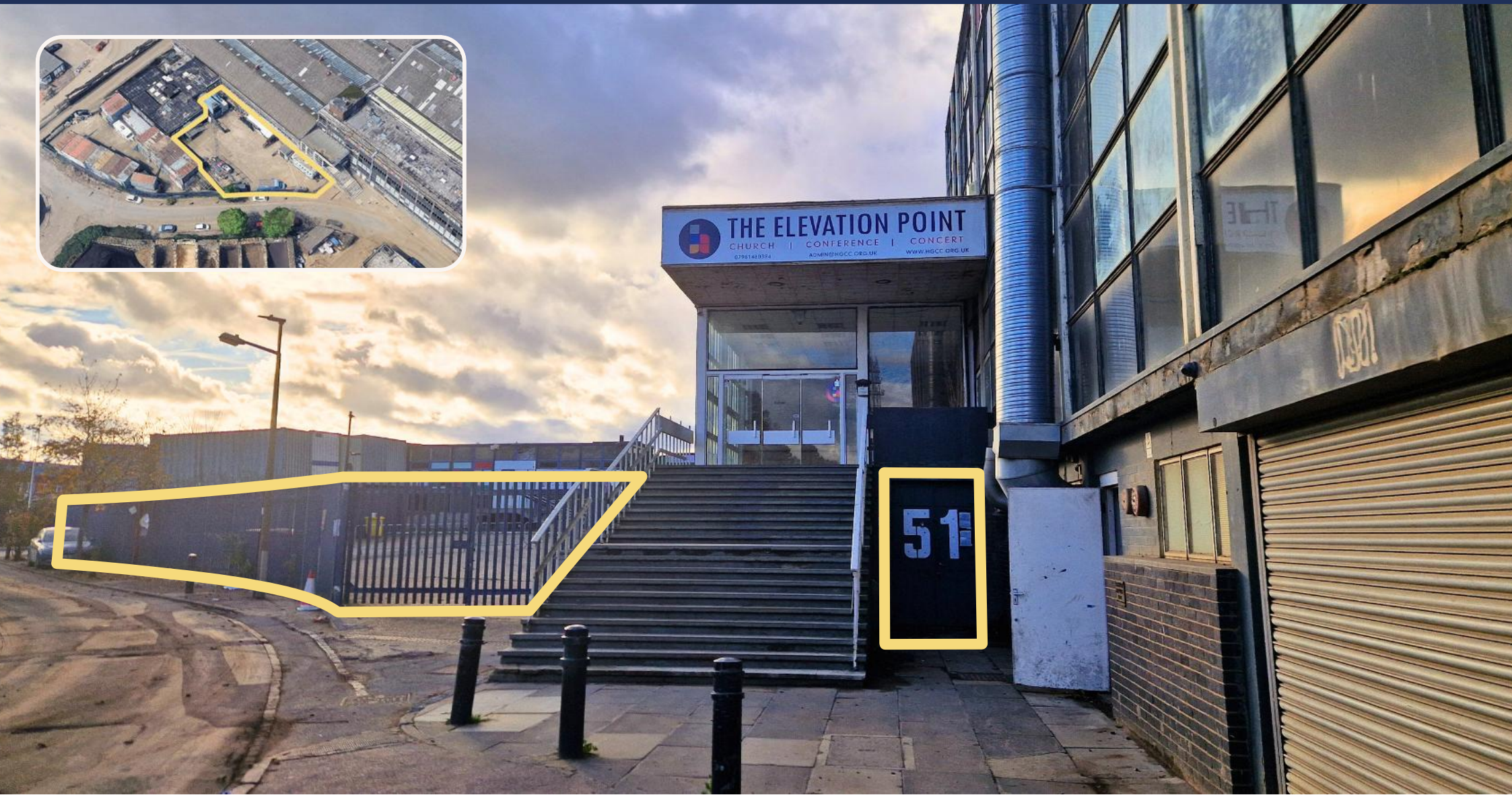
Bunker 51

3 Herringham Road

London SE7 8NJ

Class E Lower
Ground Unit with
Extensive Yard

Guide Price:
£90,000
Per Annum





Bunker 51

Executive Summary



PROPERTY TYPE

Light Industrial



SIZE

26,884 sqft



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Charlton
(0.8 miles)



Bunker 51

About 3 Herringham Road

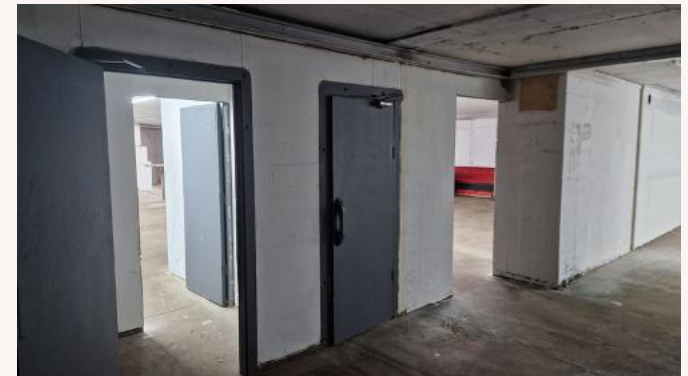
Bunker 51 comprises a substantial Class E commercial unit arranged over the lower ground floor, extending to approximately 19,223 sqft, together with a secure external yard of approximately 7,661 sq ft, providing parking for circa 25–30 vehicles. The total area extends to approximately 26,884 sq ft.

The property was previously used for paintballing and has a previous Rateable Value of £4,200. The property benefits from an EPC rating of B.

The unit is offered on flexible lease terms at a rent of £90,000 per annum, equating to approximately £4.83 per sqft, and is considered suitable for leisure uses, gyms and fitness operators, education and training providers, technology and data operators, media and production studios, health and medical occupiers, and other Class E uses (STP).



W Additional Photography



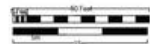
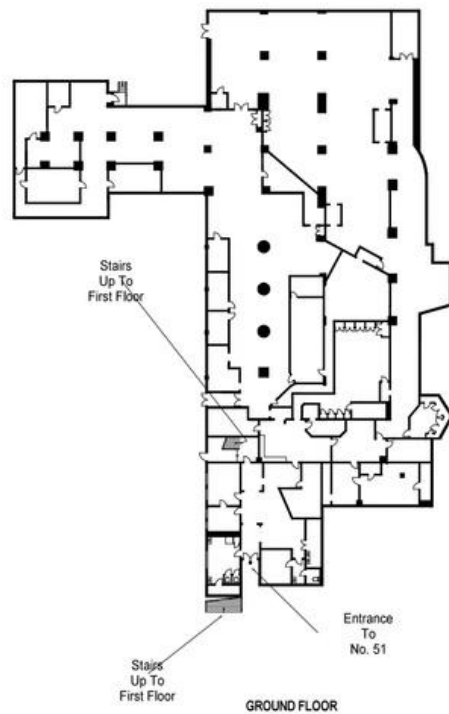


Location

The property is located on Herringham Road in Charlton, South East London, within an established commercial area. The location benefits from good accessibility and proximity to a range of local amenities and employment uses, serving the wider South East London catchment.

Floorplans

Commercial Unit



APPROX. GROSS INTERNAL AREA
19223 FT² / 1785.82M²

Property Details
BUNKER 51
3 HERRINGHAM ROAD
CHARLTON
GREENWICH
SE7 8NJ

SCALE - 1:500 @ A4

REFERENCE NUMBER : 104278

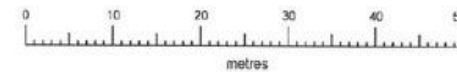
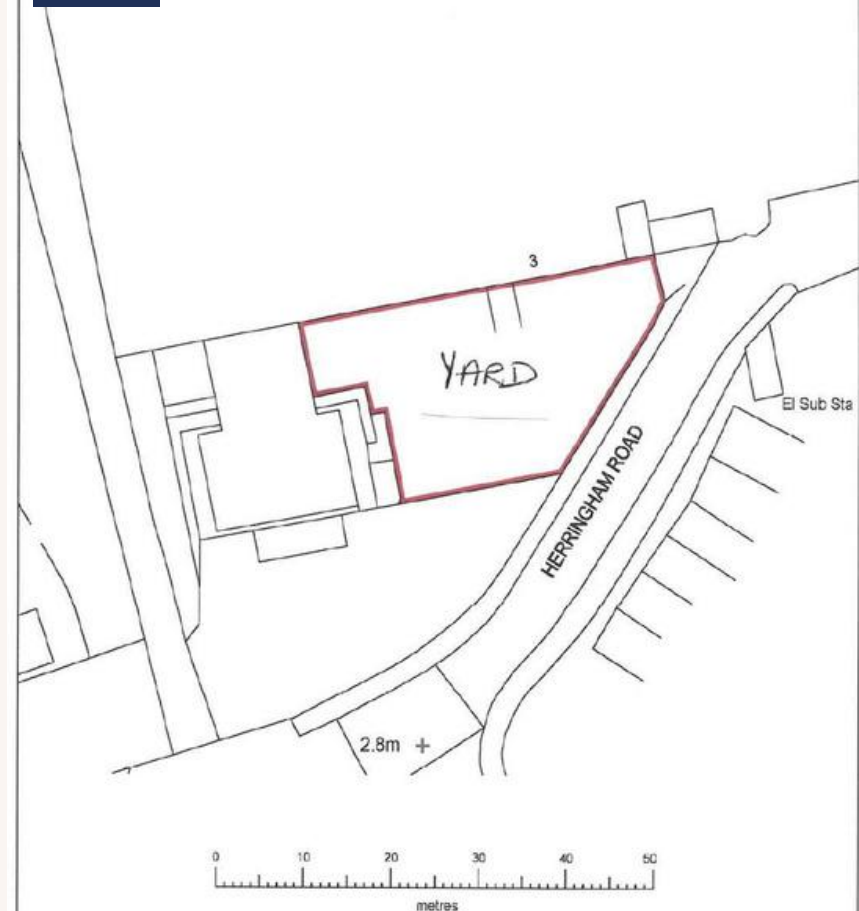
Plans Drawn: 13.03.2023



Surveyed and Drawn By
BKR
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1 Empire Mews
London
SW16 2BF

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Yard



APPROX. AREA
7861 FT² / 711.71M²

Property Details
SURFACE PARKING
3 HERRINGHAM ROAD
CHARLTON
GREENWICH
SE7 8NJ

SCALE - 1:600 @ A4

REFERENCE NUMBER : 104278

PLANS DRAWN: 07.03.2023



Surveyed and Drawn By
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Hideaway Work Space
1 Empire Mews
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Further Information:

TENANCIES:

N/A

PROPOSAL:

£90,000 Per Annum

VAT:

The site is elected for VAT

VIEWINGS:

Available strictly by appointment only



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