



NEXT PROPERTY  
COMMERCIAL

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## 3 Herringham Road, London, SE7 8NJ

3 Herringham Road—previously let to Bunker 51—comprises a substantial Class E commercial unit arranged over the lower ground floor, extending to approximately 19,223 sq ft of versatile accommodation.

**Price on Application**

## Description

3 Herringham Road—previously let to Bunker 51—comprises a substantial Class E commercial unit arranged over the lower ground floor, extending to approximately 19,223 sq ft of versatile accommodation.

The premises further benefit from a secure external yard of approximately 7,661 sq ft, providing parking for around 25–30 vehicles. In total, the site extends to approximately 26,884 sq ft, offering a rare large-scale commercial opportunity in South East London.

The previous occupation demonstrates the property's strong suitability for destination leisure uses with high customer throughput.

## Location

Situated in Charlton, within the Royal Borough of Greenwich, the property is positioned within an established commercial area with strong transport connectivity.

\*Close to Charlton Station

\*Direct access to Woolwich Road (A206)

\*Good links to the North Circular Road (A406) and Blackwall Tunnel

## Suitable Uses

The property is particularly well suited to leisure and experiential operators, including:

\*Escape room operators

\*Immersive experience venues

\*Indoor activity / gaming concepts

\*Competitive socialising uses

\*Similar operators requiring large, adaptable floorplates

Rent: On Application

Terms: New FRI Lease for a term to be agreed

Total Size: 19,223 sq. ft.

External Yard; 7,661 sq ft

Business Rates: To be assessed

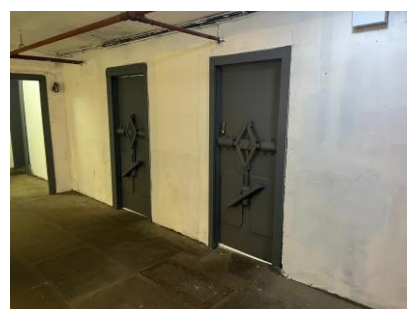
Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment through Sole Agents: Next Property 020 3745 7607

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