

TO LET

Carter Jonas



**Boord Street
Greenwich Peninsula
SE10 OPJ**

Opportunity to lease a prominent hard standing secure industrial site in close proximity to the O2 Arena. Suitable for a number of uses subject to planning

- Secure Site
- Approximately 2.24 acres / 0.91 hectares
- Tarmacadam surface
- Prominent Peninsula location with excellent transport links

LOCATION

The property is located on Boord Street, to the east of a redundant gas holder, adjacent to the Blackwall Tunnel Approach and within the Royal Borough of Greenwich.

Blackwall Tunnel Approach (A102) is one of the main arterial roads connecting south east London with east and central London, providing direct links to the A13 East India Dock Road, which serves central London to the west (towards Whitechapel), Barking/Dagenham to the east, and Stratford to the north.

The site is located approximately 0.5 miles from North Greenwich Underground station (Zone 2), providing direct access to central London via the Jubilee Line. The O2 Arena is 0.6 miles north of the site.

DESCRIPTION

Accessed from Millennium Way, the site comprises a broadly rectangular tarmac surface area extending to 2.24 acres which is mostly level, with a mix of fencing and brick walls surrounding the perimeter. Part of the site may be required temporarily for the proposed foot-bridge replacement, as shown on the site plan. There are toilet facilities in the former weigh-bridge building.

It is currently used by a Recycling Centre for commercial vehicle parking, with ancillary news-paper recycling.

All mains services are believed to be available, although gas is not currently connected.

TERM

The property is available to lease and our client is seeking an occupier for a period of up to 5 years, contracted out of the 1954 Act.

RENT

The site is available at a rental value of £325,000 per annum, exclusive of all other outgoings.

TERM

The property is available to lease and our client is seeking an occupier for a period of up to 5 years, contracted out of the 1954 Act.

SILVERTOWN TUNNEL

The Silvertown Tunnel was given planning permission in May 2018 with work expected to start in 2019/2020 and completion in 2025. The tunnel will generally follow a similar route to the Emirates Air Line Cable Car and create a link via the A1020 on the north side and the A102 Blackwall Tunnel Approach to the south.

There is part of the site that would be subject to a CPO.

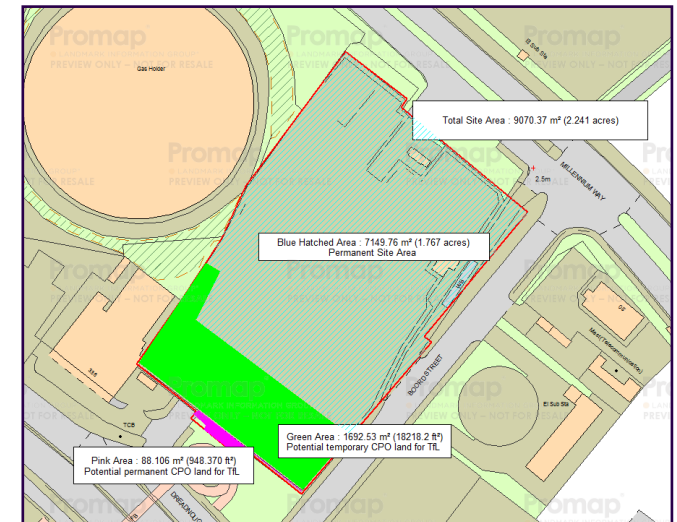
For further information on the benefits of the tunnel, visit the TFL website

<https://tfl.gov.uk/travel-information/improvements-and-projects/silvertown-tunnel>

RATEABLE VALUE

Rateable Value: £91,000

Interested parties are advised to make their own enquiries through Royal Borough of Greenwich who can be contacted on 020 8854 8888.



Pink Area: will be lost permanently through the CPO.

Green Area: Will temporarily be used while the Silvertown Tunnel is under constructed.



FURTHER INFORMATION

Should you require further information please contact the sole agent:

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IMPORTANT INFORMATION

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