



CITY CROSS BUSINESS PARK | SALUTATION ROAD | GREENWICH | LONDON | SE10 0AT

www.citycrossbusinesspark.co.uk

AVAILABLE
NOW



120,214 SQ FT PRIME LAST MILE LOGISTICS FACILITY TO LET



THE CITY

CANARY WHARF

BLACKWALL TUNNEL

⌚ NORTH GREENWICH

O2 ARENA

BROMLEY-BY-BOW

**CITY
BOX
120**

Access from
Salutation Rd

Access from
Peterboat Close

Tunnel Avenue

A102

PRIME LAST MILE LOGISTICS FACILITY - TO LET
120,214 SQ FT

ESG CREDENTIALS

- LED lighting throughout the offices, reducing energy consumption
- 15% roof lights, newly installed enhancing natural light
- Solar PV panels on the roof providing a renewable energy source, reducing occupational costs
- EV car charging points
- 15 EV van charging points installed
- Cycle storage with green roofs, encouraging sustainable travel
- Staff welfare area with outdoor seating
- Maximised natural light in the offices and reconfigured reception area
- Use of sustainable construction materials where possible
- Sustainable transport network within close proximity



DESCRIPTION

City Box 120 is located on a prime, last mile industrial estate in Greenwich and offers direct access onto the A102 towards The City and Central London.

The unit has been extensively refurbished to suit the needs of modern occupiers and is available for occupation immediately. The refurbishment works include enhanced ESG credentials; such as new

rooflights covering 15% of the roof area, Solar PV Panels, EV charging points for both cars and commercial vehicles, and LED lighting throughout the reconfigured offices. In addition, 5 new ground level loading doors.

The unit also benefits from dock level loading, self-contained secure yards, refurbished offices and a remodeled reception.



Loading on two elevations



6 ground level & 16 dock level loading doors



56 car parking spaces



15 van / LGV parking spaces



Minimum clear internal height of 8m



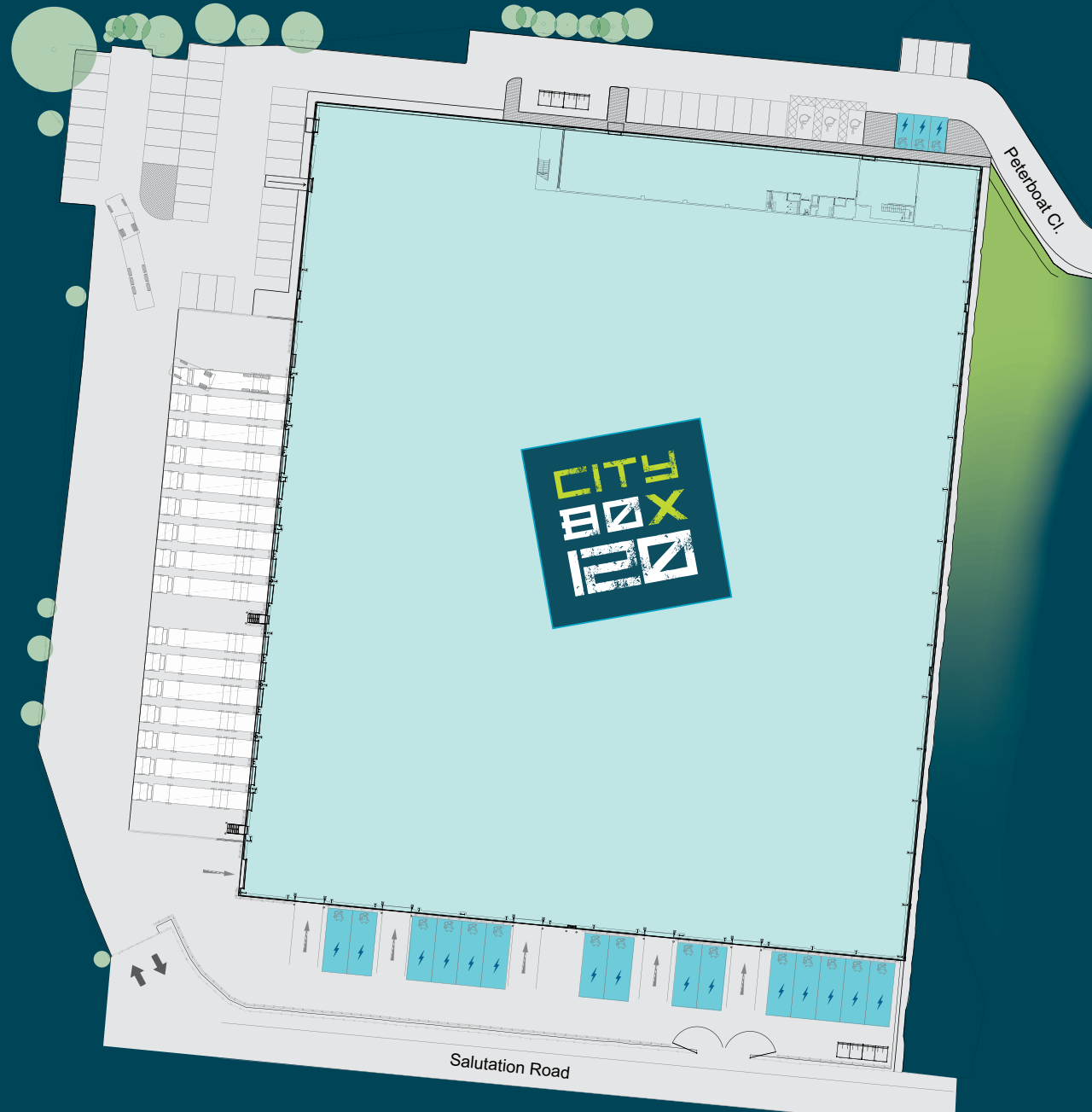
Car & van EV charging points



3-Phase power supply up to 500KVA



Dual access secure site



ACCOMMODATION

	SQ FT	SQ M
Warehouse	108,290	10,060.48
Ground Floor Offices	5,700	529.62
First Floor Offices	5,700	529.62
Plant	524	48.70
Total	120,214	11,168.42

Approximate Gross External Areas.



LOCATION

City Cross Business Park is situated on the western side of Greenwich Peninsula, in a prominent position adjacent to the Blackwall Tunnel Approach Road (A102) and within close proximity to the O2 Arena. North Greenwich is the main transport hub and provides excellent public transport links with the Underground (Jubilee Line) and bus networks within a 10 minute walk of the estate.

North Greenwich station also provides access to Canary Wharf, which in turn provides Elizabeth Line services to Bond Street in only 13 minutes.

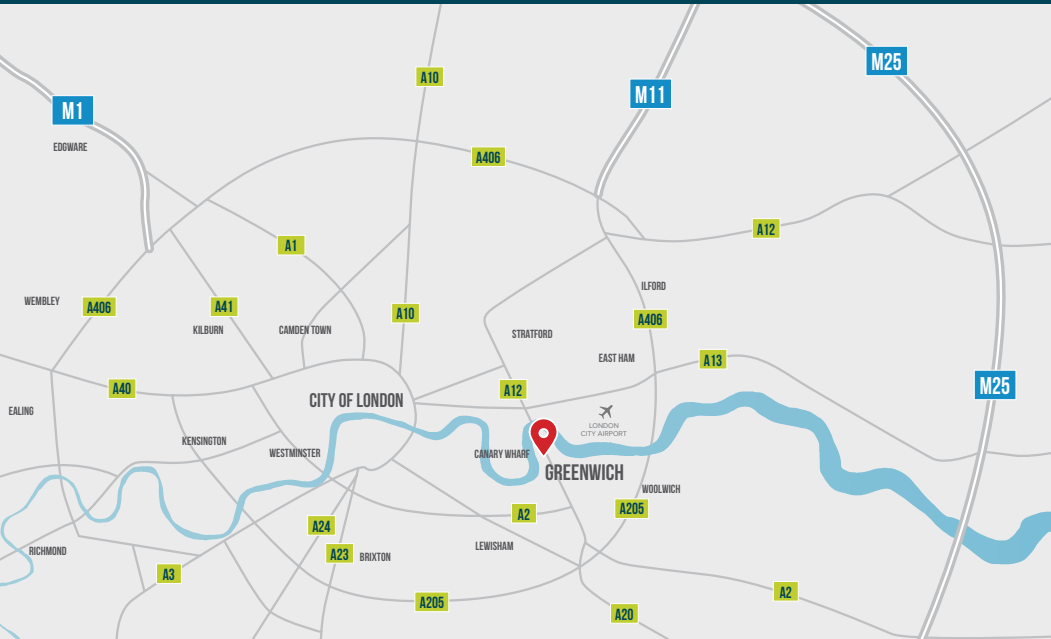
The area will benefit further from the opening of the new Silvertown Tunnel in 2025, which links Silvertown and the Greenwich Peninsula, increasing the speed and capacity of travel cross-river.

CityBox 120 benefits from two access points from Blackwall Lane and Tunnel Ave respectively. This allows for car and HGV access to be separated.

DISTANCES

Blackwall Tunnel (A102)	0.3 miles
Emirates Air Line	0.9 miles
Westcombe Park Train Station	1 mile
North Greenwich (Jubilee Line)	1 mile
North Greenwich Pier (for Thames Clipper)	1 mile
Cutty Sark for Maritime Greenwich DLR	1.4 miles
A13	1.8 miles
A2	3 miles
London City Airport	5 miles
Central London	8.6 miles
M25 (J1)	12.1 miles
London Bridge Rail (from Westcombe Park)	13 minutes
Canary Wharf Elizabeth Line to Bond Street	13 minutes*

*accessed via North Greenwich Station (Jubilee Line)



[Click To View Google Maps](#)

Miles	Population (000s)	Households (000s)	Household Income (£m)	Discretionary Household Income (£m)
1	11	5	380	60
3	140	59	3,666	534
5	711	288	17,141	2,330
10	2,958	1,192	72,881	9,889

Source: ONS/MOSAIC/TomTom

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

EPC

EPC rating available on request.

FURTHER INFORMATION

Please contact the joint sole agents:



Chris Knight
07872 822 528
chris.knight@cushwake.com

Patrick Mooney
07920 451 369
patrick.mooney@cushwake.com

Jake Huntley
07765 154 211
jake.huntley@dtre.com

Charlie Wing
07483 068 030
charlie.wing@dtre.com

Maddie Moriarty
07545 582 097
maddie.moriarty@dtre.com

Nick Hardie
07732 473 357
nick.hardie@hollishockley.co.uk

William Merrett-Clarke
07774 269 443
william.merrett-clarke@hollishockley.co.uk