

# UNITS 1 & 2 CITY CROSS BUSINESS PARK

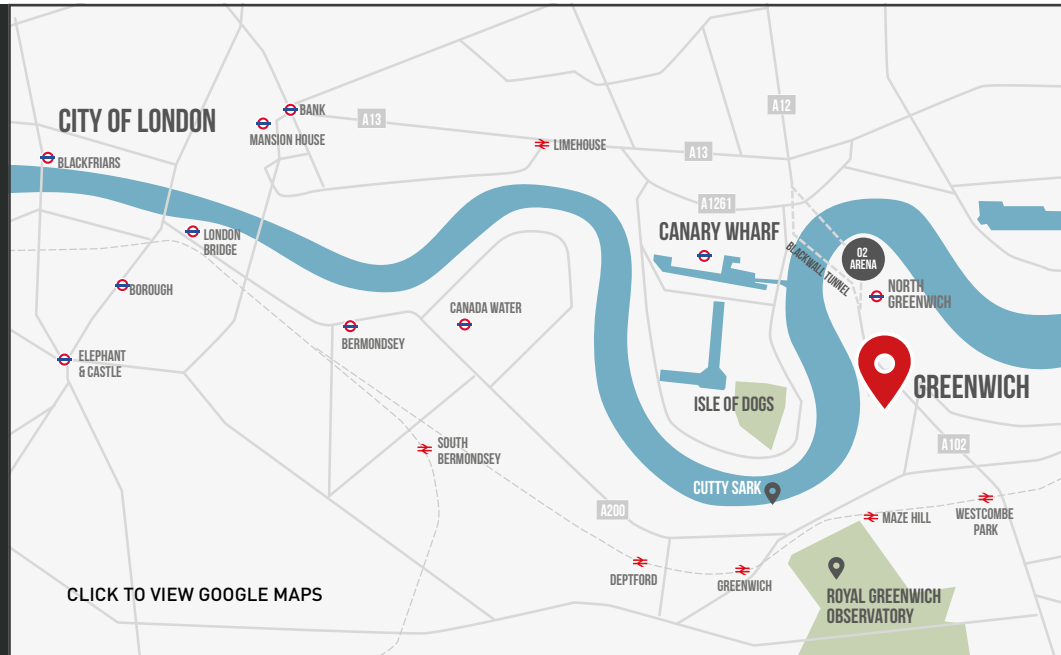
SALUTATION ROAD | GREENWICH | LONDON | SE10 0AT



FULLY REFURBISHED WAREHOUSE UNIT **TO LET**  
**7,309 – 17,130 SQ FT** (679.03 – 1,591.43 SQ M)

## 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 and bus networks within a 10 minute walk of the estate.



## DISTANCES

BLACKWALL TUNNEL (A102)	0.3 MILES
WESTCOMBE PARK TRAIN STATION	1 MILE
NORTH GREENWICH UNDERGROUND	1 MILE
A13	1.8 MILES
A2	3 MILES
LONDON CITY AIRPORT	5 MILES
CENTRAL LONDON	8.6 MILES
M25 (J1)	12.1 MILES

## DESCRIPTION

City Cross Business Park is a modern, prominently located industrial estate comprising 7 units of a steel portal frame construction. Unit 1 has been extensively refurbished and benefits from office accommodation at first floor level. Unit 2 is to be refurbished and is subject to vacant possession. Externally there is a shared yard and allocated car parking. There is the ability to secure the yards.

## SPECIFICATION

Salient specification details as follows:

- Fully refurbished
- Minimum clear height of 7.7m
- 2 ground level loading doors
- Allocated car parking
- Ancillary offices

## ACCOMMODATION

The unit comprises of the following:

UNIT 1	Sq ft	Sq m
Ground floor warehouse	6,352	590.13
First floor offices	957	88.90
Total	7,309*	679.03*
UNIT 2	Sq ft	Sq m
Ground Floor Warehouse	8,469	786.80
First Floor Offices	1,352	125.60
Total	9,821	912.40
COMBINED TOTAL	17,130	1,591.43

Approximate Gross External Areas.  
\*Ability to combine with Unit 2, subject to vacant possession.  
Please enquire for further information.

## TERMS

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

## EPC

Available upon request.



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