



# B1 UNIT TO LET

24.89 SQ.M (268 SQ.FT)

## 40 GREENWICH MARKET, GREENWICH, LONDON, SE10 9HZ

### LOCATION

The property is located within Greenwich Market, which forms part of the Maritime Greenwich World Heritage Site, rich with impressive architecture and key historical sites including Cutty Sark, Royal Observatory and National Maritime Museum.

The immediate vicinity continues to grow in popularity with independent retailers such as K-Miso Beauty, Tom's Guitar Shop, and Mr Humbug nearby, as well as high street brands including Rush Hair, and Gail's Bakery.

Cutty Sark DLR station is located within 0.1 miles providing services to the City and Canary Wharf with Greenwich mainline station also located close by.

### DESCRIPTION

The premises comprises a second-floor office unit, with a shared main entrance located on Turnpin Lane, immediately next to Cheese at Turnpins. Please note the building does not have a lift.

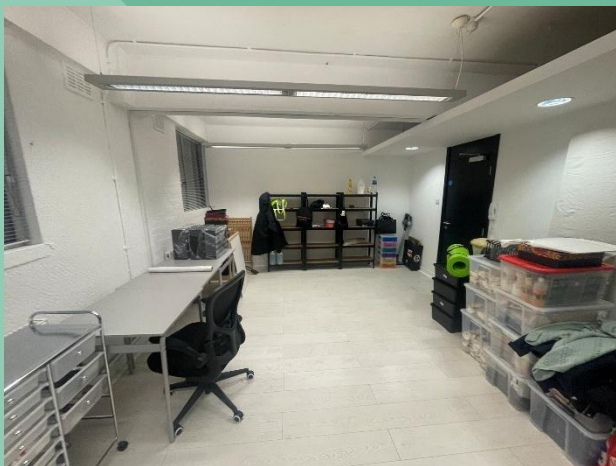
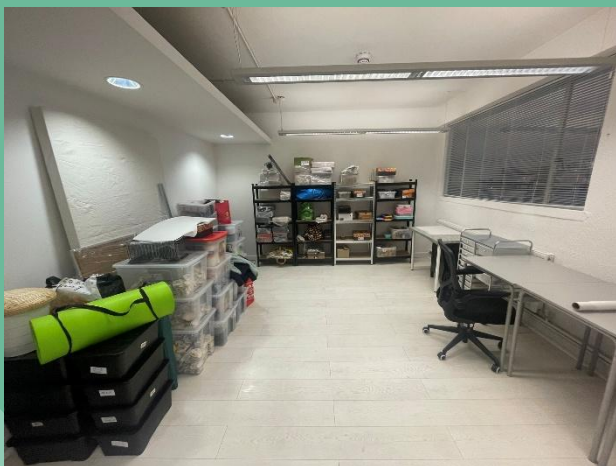
The office accommodation benefits from laminate flooring, gas central heating, cat II lighting, and fibre broadband. Shared WC and kitchen facilities are available at landing level.

The room dimensions are 5.98m x 4.08m with a ceiling height of 2.7m.

### ACCOMMODATION

The property has the following approximate net internal areas:

Offices	24.89 sq m	(268 sq ft)
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## TERMS

The premises is available by way of a new full repairing and insuring lease for a term to be agreed, contracted outside the Landlord and Tenant Act 1954 Part II (as amended) and subject to five yearly upward only rent review.

A 6 month deposit will be required.

## PLANNING

We understand that the property has B1 planning consent, however interested parties should make their own enquiries of the local authority.

## RENT

£4,824 per annum plus VAT.

## SERVICE CHARGE & INSURANCE

The current budget for 2022-2023 is £12,061.26pa which includes gas central heating to offices, lighting and cleaning to communal areas, bin collection, and maintenance for communal areas. The updated figures for 2025-2026 will be available soon. Maintenance £856 pa + VAT Service Charge £3,164 pa + VAT.

## BUSINESS RATES

The property has been entered into the 2026 rating, with a rateable value of £3,150.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has a C rating.

## VAT

VAT will be chargeable on the terms quoted.

## VIEWING

For further information, or to arrange an inspection, please contact sole agents Hindwoods 020 8858 9303.

Charlene Nicholls: C.nicholls@hindwoods.co.uk



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