



## 1 Fenton Parade, Woolwich Road, Greenwich, SE10 0FY

Large-fronted Greenwich retail unit, high ceilings & excellent transport links - abundant light and visible location.

### Key Points

- Prominent frontage high street unit with exceptional visibility onto Woolwich Road.
- Extensive Glazed Frontage Providing Excellent Visibility.
- Flexible Class E use allowing a wide range of occupiers including restaurant, café, retail, wellness, medical or showroom concepts.
- Excellent transport connectivity with nearby Maze Hill railway station and Jubilee Line.
- 2,925 sq ft (271.74 sq m) of prime retail space.
- Predominantly Open-Plan, High-Quality Showroom Space.
- Established Retail Parade with Strong Passing Footfall.
- Situated in thriving Greenwich Square mixeduse development comprising 645 residential homes and a strong local customer base.

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## Summary

Available Size	2,925 sq ft
Rent	£55,000 per annum
Rates Payable	£24,720 per annum
Rateable Value	£51,500
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

## Description

An exceptional opportunity to let a prominent retail showroom in a well-established commercial location.

The property comprises an attractive ground floor retail unit extending to approximately 2,925 sq ft (271.74 sq m). Occupying a highly visible position within Fenton Parade, the premises benefit from an extensive glazed frontage, providing excellent natural light and strong prominence to passing pedestrian and vehicular traffic.

The accommodation is arranged predominantly as an open-plan showroom and has been fitted to a high standard by the current occupier, Magnet Kitchens, creating a contemporary retail environment suitable for a variety of showroom and retail uses, subject to the necessary consents.

## Location

1 Fenton Parade occupies a prominent position fronting Woolwich Road within the landmark Greenwich Square development, a thriving mixed-use scheme comprising 645 new homes alongside an established retail, leisure and community offering.

Situated between Greenwich Town Centre and Greenwich Peninsula, the property benefits from excellent visibility and strong pedestrian and vehicular traffic. Historic Greenwich lies approximately half a mile to the west, while Maze Hill railway station is within a five-minute walk, providing direct services to London Bridge and central London.

The location is anchored by a strong line-up of occupiers including Sainsbury's, Novo Gym, Costa Coffee, MoreYoga, the NHS and Better Fitness, creating a substantial catchment of residents, commuters and visitors.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop Floor	2,925	271.74	Coming Soon
<b>Total</b>	<b>2,925</b>	<b>271.74</b>	

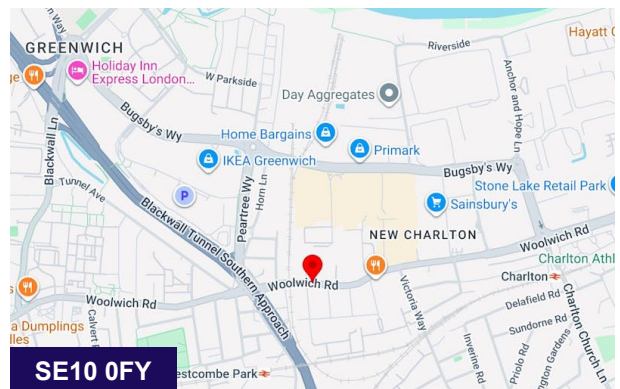
## Viewings

Viewings are to be arranged solely with John D Wood or JP Retail. Staff are unaware and should not be approached.

## Terms

Available on a new 10 or 15 year full repairing and insuring lease and subject to rent reviews at 5 year intervals.

Subject to Vacant Possession, with an asking rent of £55,000 pa exclusive.



## Get in touch



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