

Est.1955

Tarn
&Tarn

138-152 POWIS
STREET
WOOLWICH
LONDON
SE18 6LR

LARGE SELF-
CONTAINED
COMMERCIAL UNIT
WITH PARKING
13,690FT²



DESCRIPTION

The available accommodation comprises a self-contained commercial unit located within a mixed-use building. The unit is primarily arranged over the ground floor, with the lower ground level accommodating a dedicated loading area, plant room, and bin store. The property benefits from secure, gated access to a loading bay and includes five designated car parking spaces, offering convenient access for deliveries and staff. Offered in shell and core condition, the unit presents a blank canvas, allowing occupiers the opportunity to undertake a bespoke fit-out tailored to their specific requirements. With an impressive floor-to-ceiling height of approximately 4.5 metres, the accommodation is ideally suited to a wide range of E Class businesses seeking a large, open-plan space in close proximity to Woolwich town centre.

SUMMARY

- Suitable for Retail & Leisure Use
- Open Plan
- Shell & Core
- 5x Designated Parking Spaces
- Loading Bay
- Plant Room
- Walking Distance to Woolwich Station



LOCATION

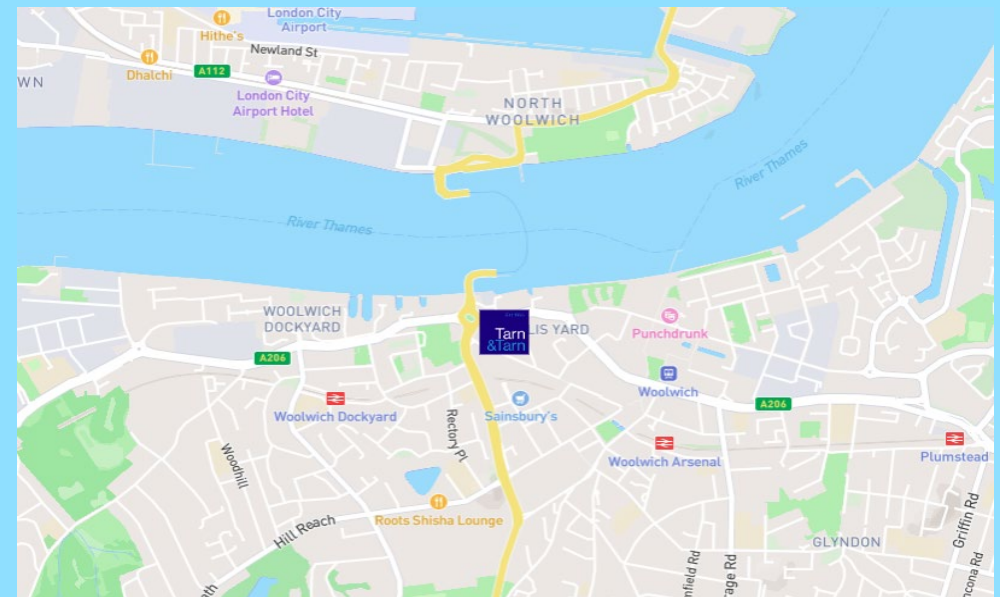
THE AREA

The property is located on the north side of Powis street, near its junction with hare street, in the heart of Woolwich town centre. The street is set to benefit from substantial redevelopment. Woolwich is within the royal borough of Greenwich, approximately 11 miles south-east of central London. The area enjoys excellent transport links, with the A205 (south circular) providing access to the A2, A20, and M25. Multiple bus routes serve the area, ensuring strong connectivity across London. Woolwich arsenal station (national rail and DLR) and Woolwich station (Elizabeth line) are both within walking distance. Nearby occupiers include TK Maxx (adjacent), Travelodge (opposite), Boots, Primark, Subway, and sports direct.



TRANSPORT

-  Woolwich Arsenal (8-minute walk) – Southeastern & DLR
-  Woolwich (10-minute walk) – Elizabeth line
-  Woolwich Dockyard (11-minute walk) – Southeastern



ACCOMMODATION

FLOOR / UNITS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	12,808				
LOWER GROUND	882				
TOTAL	13,690	£260,110 PA	£ 48,670 PA	TBA	£ 308,780 PA

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

Included in the service charge

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Greenwich



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VIEWINGS

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