

Est.1955

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33 HARE STREET
WOOLWICH
LONDON
SE18 6NE

READY-TO-GO
GYM/RETAIL SPACE
IN THE HEART OF
WOOLWICH
8,518FT²

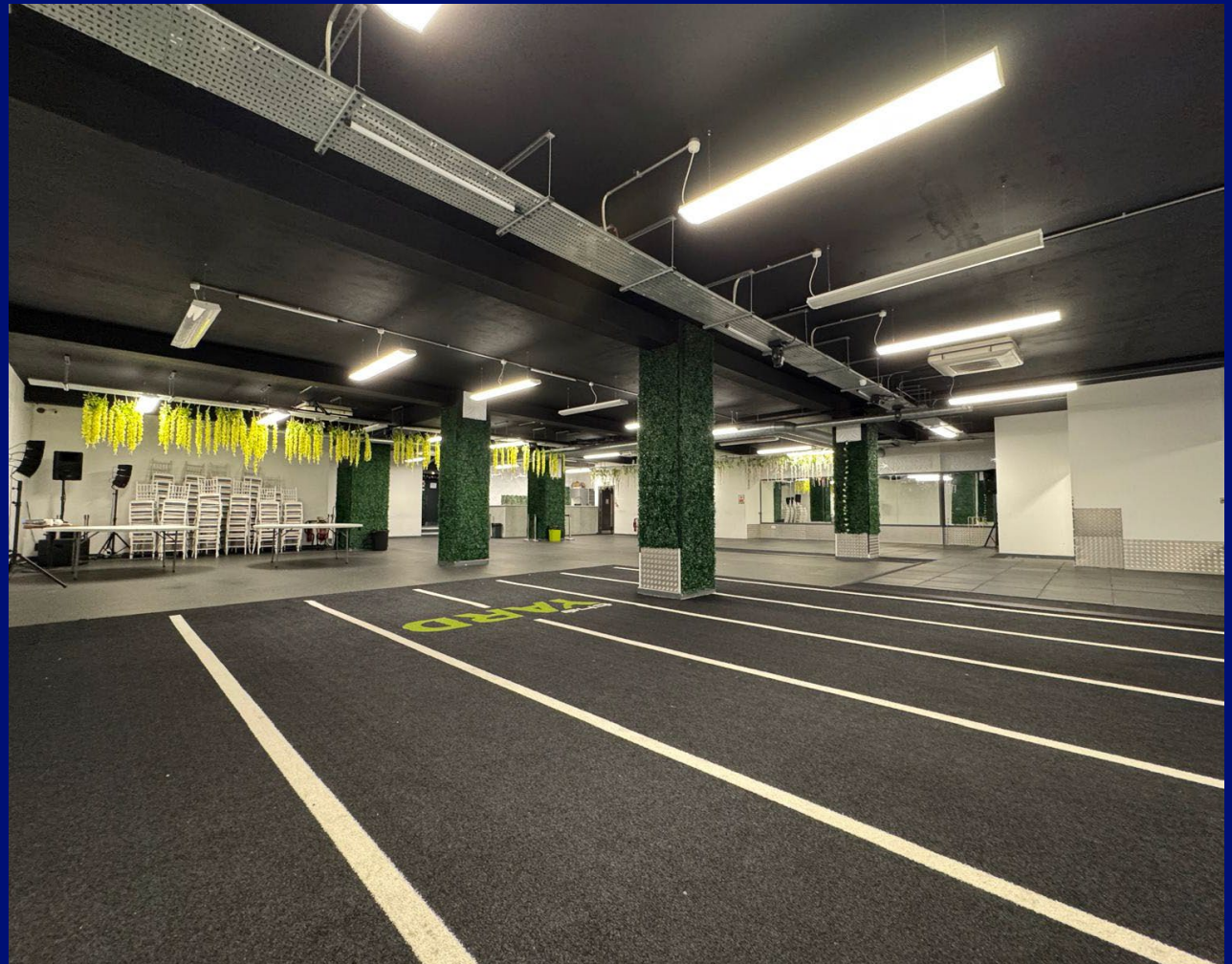


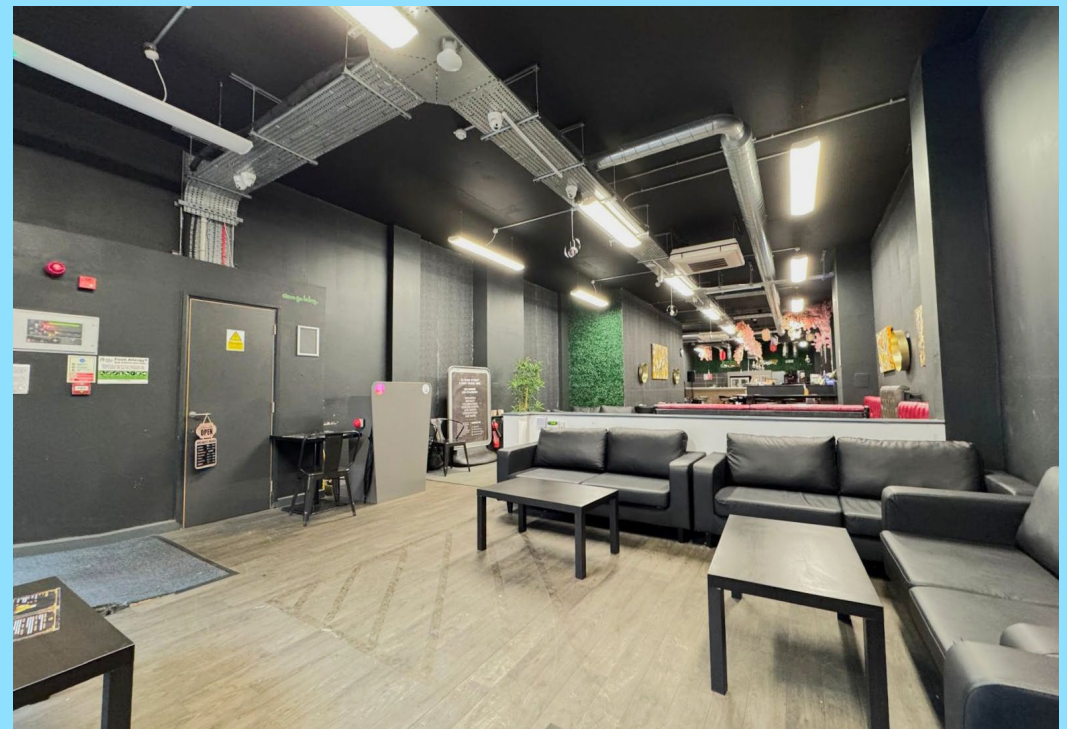
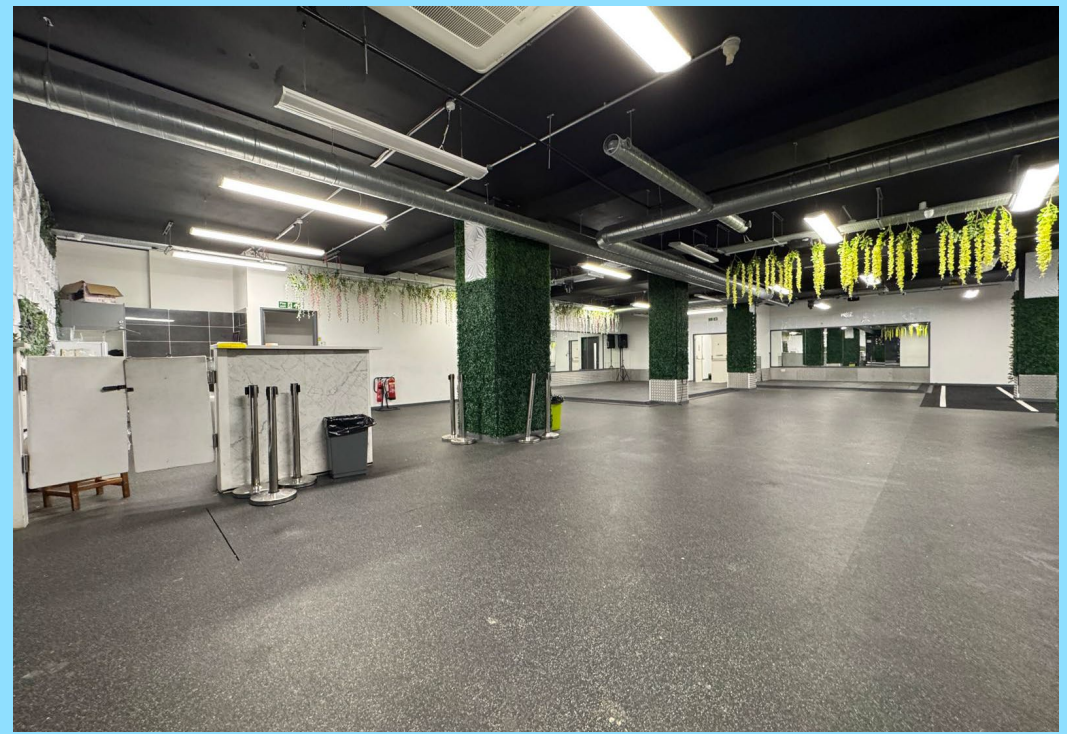
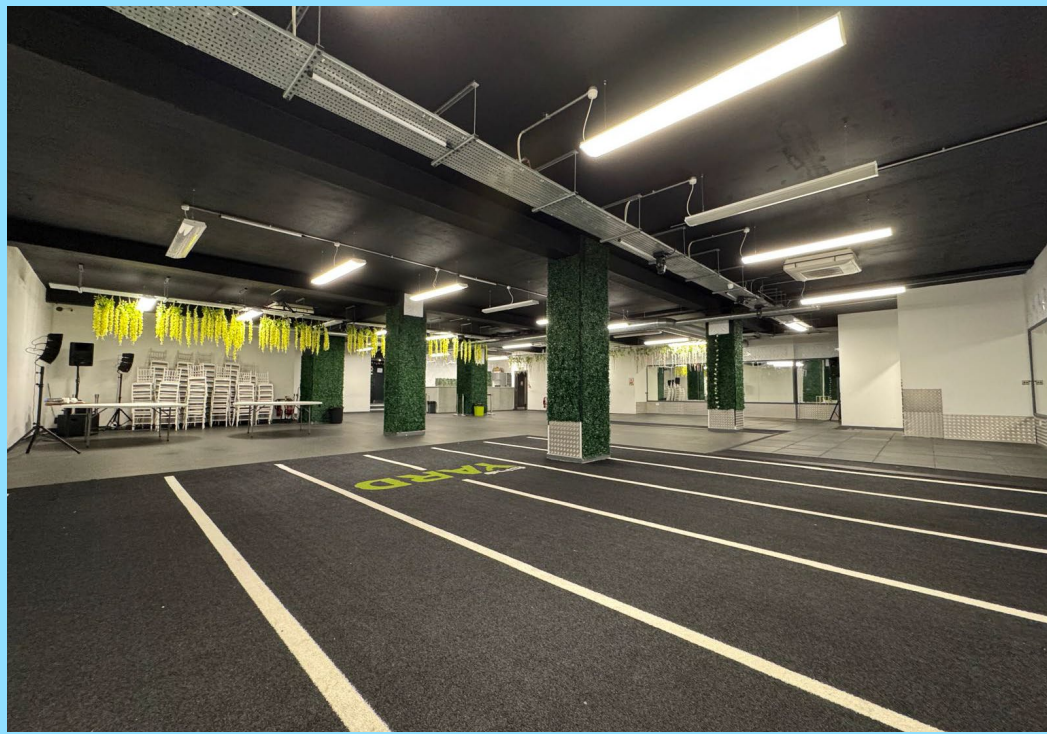
DESCRIPTION

The property comprises of a self-contained retail/leisure unit arranged over the ground and lower ground floors of a modern mixed-use development, prominently located in the heart of Woolwich. The unit features impressive ceiling heights of approximately 3.5m on both levels and benefits from air conditioning, a full ventilation system, self-contained access, open-plan layouts, 3-phase electric system, WCs, and shower facilities. This is an ideal opportunity for a gym operator seeking a ready-to-trade premises, or for a range of businesses within Use Class E looking to establish themselves in a vibrant and well-connected location.

SUMMARY

- Great Ceiling Height: 3.5m
- Open Plan
- Security Shutters
- Alarm & CCTV
- Rear Access
- WCs and Shower Facilities
- Walking Distance to Woolwich Arsenal and Woolwich
- AC
- Ventilation System
- Prepared for Gym Operator
- 3 Phase System





LOCATION

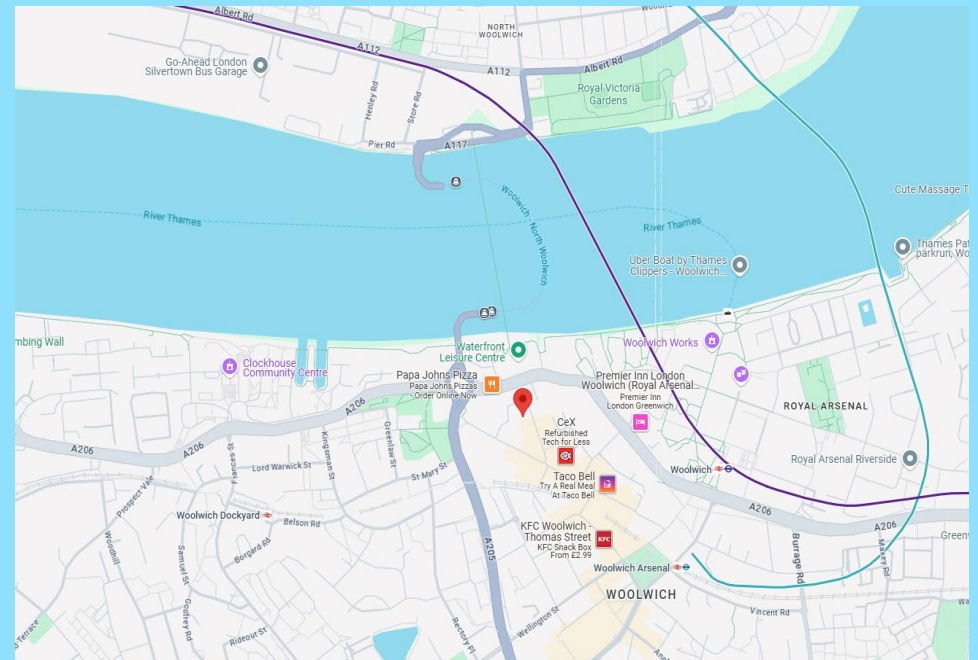
THE AREA

Located in the heart of Woolwich, 33 Hare Street is perfectly positioned for those seeking a balance of local amenities and excellent transport connections. The property is just a short walk from Woolwich Arsenal Station, offering direct access to the DLR and Southeastern Rail services, with quick connections to Canary Wharf, London Bridge, and the City. Additionally, Woolwich Ferry is nearby, providing an alternative crossing of the Thames.



TRANSPORT

- Woolwich Arsenal (9-minute walk) – Elizabeth line & Southeastern
- Woolwich (10-minute walk) – DLR
- Woolwich Dockyard (13-minute walk) – Southeastern



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	1,990				
LOWER GROUND	6,528				
TOTAL	8,518	£105,080	TBC	£28,443	£133,523

TERMS

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

BUILDING INSURANCE

TBC

VAT

TBC

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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&Tarn

VIEWINGS

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