

Est. 1955

Tarn &Tarn



**35 HARE STREET,
WOOLWICH
LONDON,
SE18 6NE**

**OPEN PLAN E-
CLASS UNIT
3,012 FT²**

DESCRIPTION

The available accommodation consists of a self-contained ground floor unit within this mixed-use building. The unit boasts an impressive ceiling height of up to 3.6m, an open-plan layout, a double glass frontage, an alarm system, CCTV, rear access, a communal yard, and security shutters. This is an ideal option for a variety of E-Class users seeking a high street location in the South East London area.

SUMMARY

- Open Plan Layout
- Great Ceiling Height (3.6m)
- Double Glass Frontage
- Security Shutters
- Alarm and CCTV
- Rear Access
- Walking Distance to Woolwich Arsenal Station








LOCATION

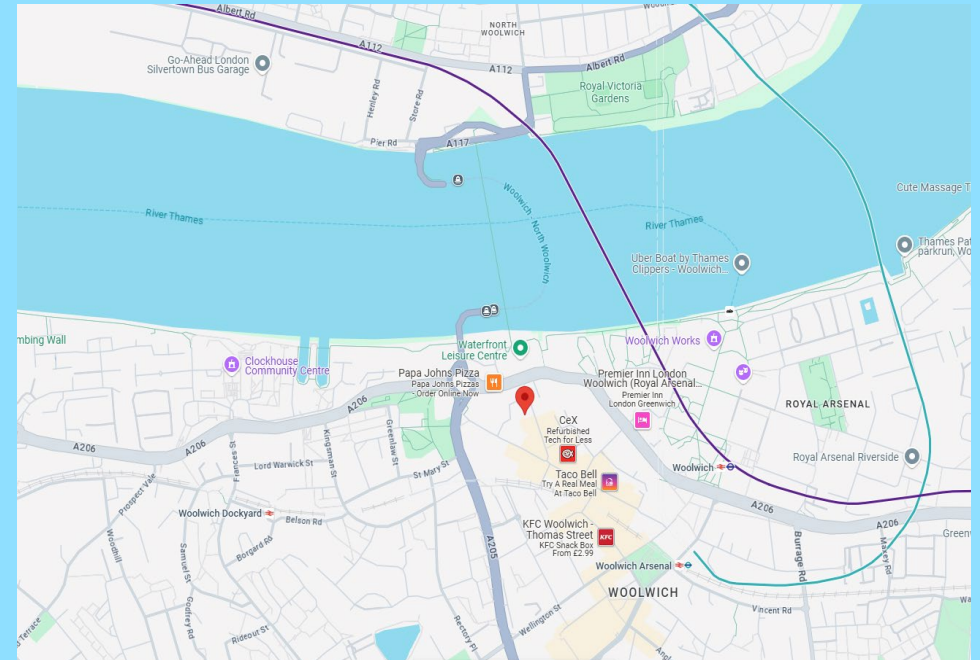
THE AREA

Located in the heart of Woolwich, 35 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	AVAILABILITY
Ground	3,012	£50,000	N/A	£11,460	£61,460	AVAILABLE
TOTAL	3,012					

VAT

Applicable

TERMS

To be contracted outside the Landlord and Tenant Act 1954

BUILDING INSURANCE

Current Cost: £1,424.53 per annum

LOCAL AUTHORITY

London Borough of Greenwich

LEGAL COSTS

Each party to bear their own costs

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.



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&Tarn

VIEWINGS

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