

FIELD & SONS

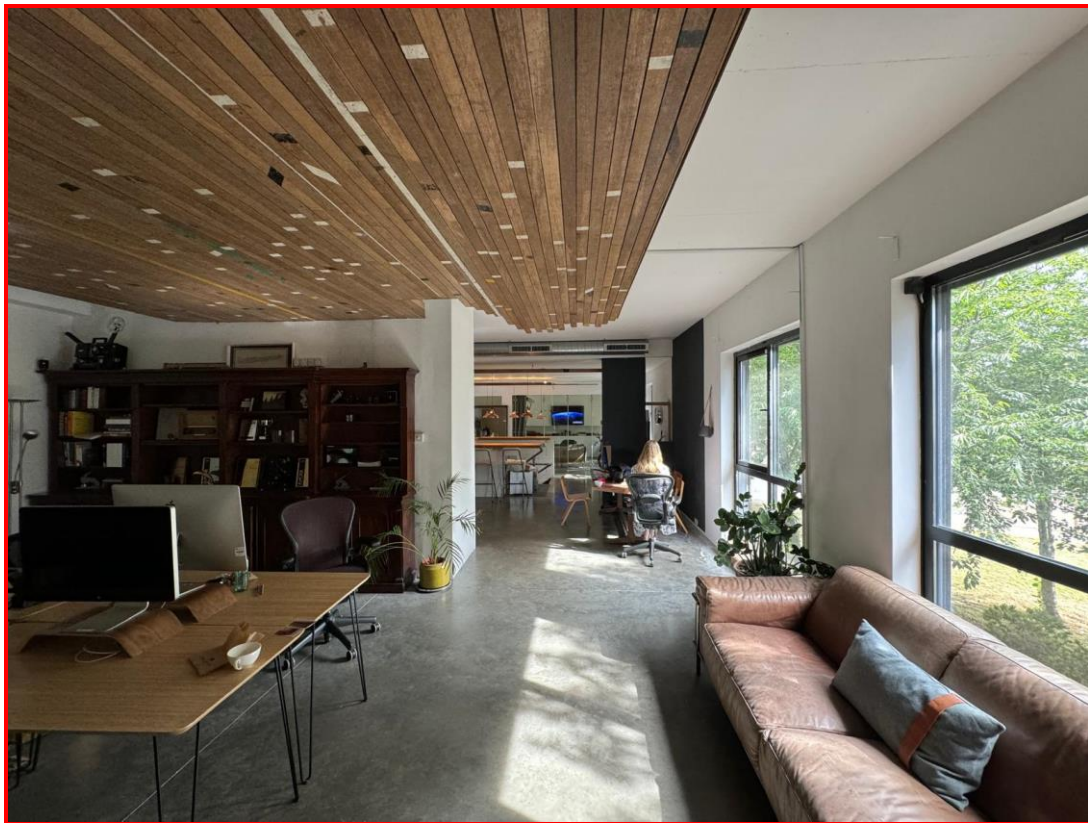
COMMERCIAL

020 7234 9639

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LONDON BRIDGE
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www.fieldandsons.biz

CONTEMPORARY STUDIO OFFICE TO LET



**27 TARVES WAY, GREENWICH SE10 9JU
APPROX. 1,670 SQ FT (155 SQM)**

LOCATION

Tarves Way is located next to Greenwich mainline and DLR station, with direct access to the platforms via the pedestrian walkway.

Greenwich town centre is within a short walk, less than 500m to the north east including the variety of amenities and attractions such as the Market, the Cutty Sark etc. plus Greenwich Pier with river boat services to Canary Wharf and The City. Also within walking distance is Greenwich Park and the Observatory.

DESCRIPTION

A self-contained first floor studio office forming part of a large mixed use development.

Arranged as a main open plan space, large fully equipped kitchen and break out area, two glazed meeting rooms and w.c. with shower. Accessed via own ground floor entrance (with additional w.c. and shower).

Excellent natural light with large windows along the main elevation. Also has a demised outside terrace area to the rear.

The approximate overall floor area is 1,670 sq ft (155 sq m).

27 TARVES WAY, GREENWICH SE10

AMENITIES

Finished in a contemporary style including :

- Polished concrete floor
- Feature wood ceiling in the main space
- Pendant lighting
- Fully equipped modern open kitchen
- Two w.c.s and showers
- Fibre line (1GB)
- Two glazed meeting rooms/private offices or studios
- Excellent natural light
- Demised rear outside space
- Extensive built in storage
- CCTV, alarm and keyless door entry system
- Air conditioning (not tested – would be tenant's own responsibility)

TERMS

New lease available on terms by arrangement.

RENT

£35,000 per annum, exclusive.

BUSINESS RATES

To be re-assessed but estimated to be circa £11,600 payable for the year 2024/25.

SERVICE CHARGE

Currently £9,000 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 38 (Band B).

FURTHER DETAILS

For further details please contact:

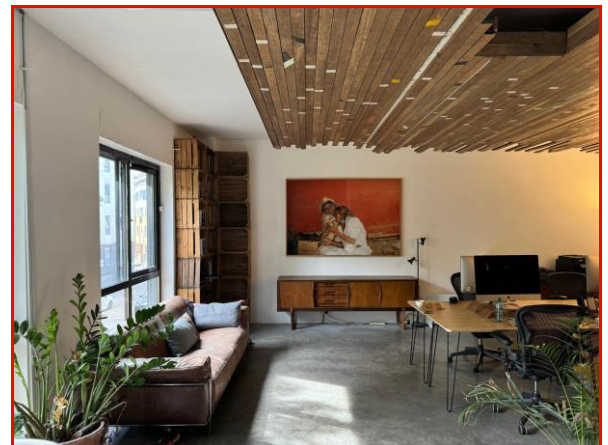
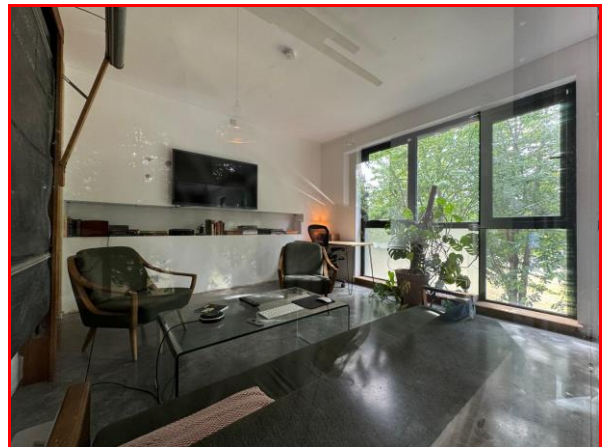
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27 TARVES WAY – LOCATION PLAN

