

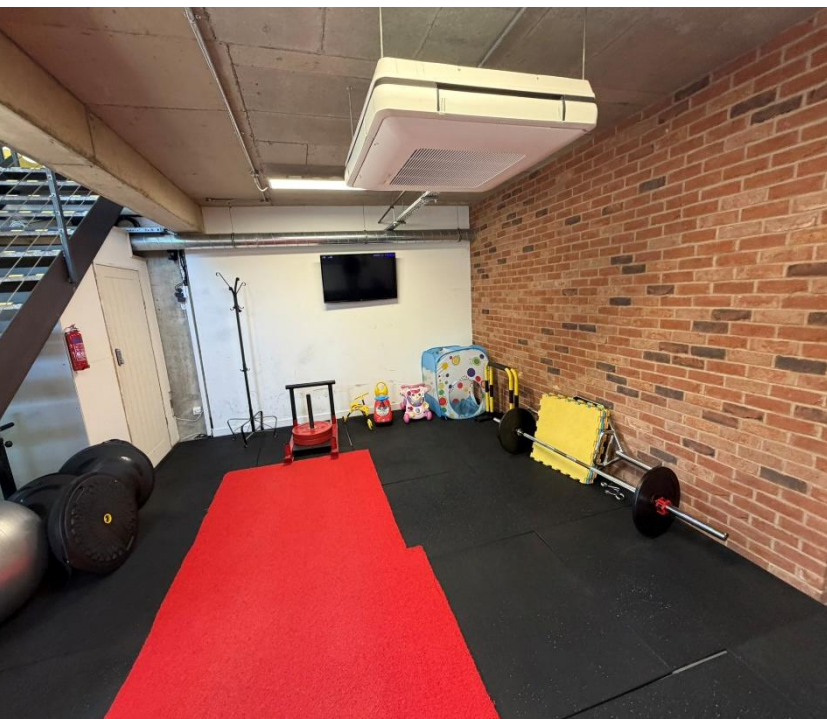
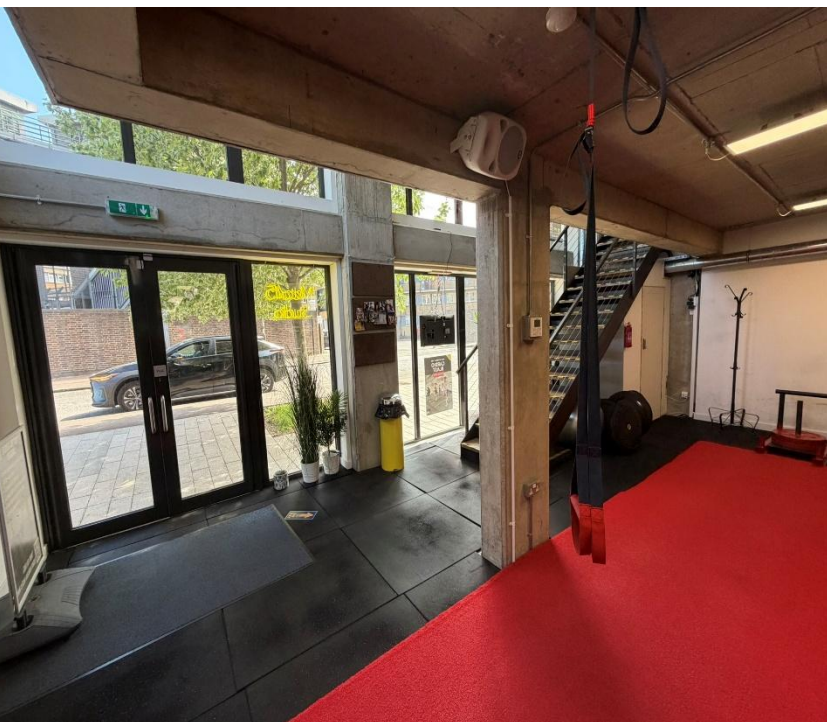
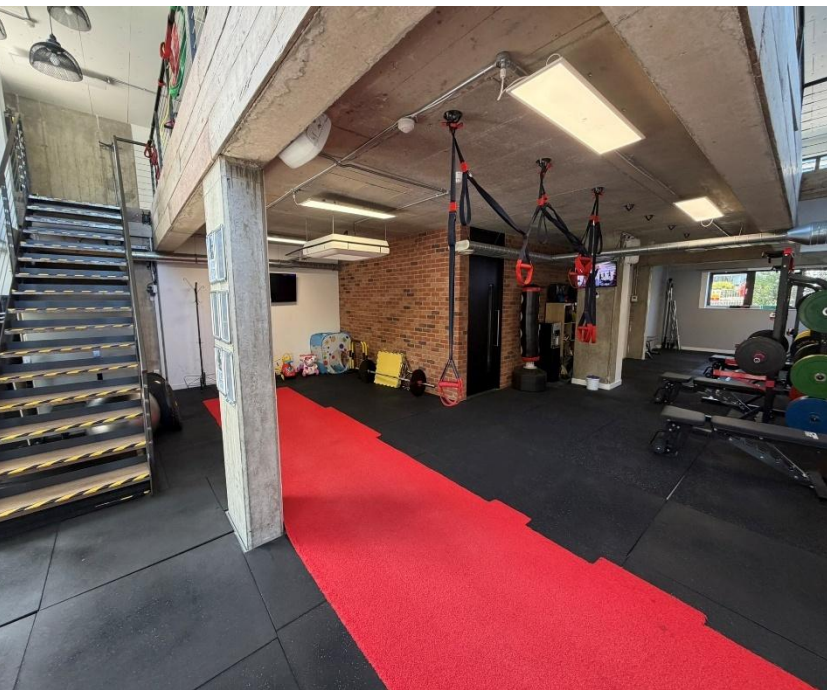


FOR SALE

Unit 2 Hiltons Wharf
18 Norman Road
Greenwich
London
SE10 9QX

Investment
FOR SALE VIRTUAL
FREEHOLD





Location

The property is prominently located on the Northern side of Norman Road (B208) towards its junction with Creek Road. Other occupiers within the parade include a selection of local professional service occupiers serving the densely populated residential area.

The New Capital Quay development is within walking distance (0.1 miles) providing a mix of amenities including Waitrose and Costa, and the historic Greenwich Town Centre is 0.3 miles to the West. Greenwich station (Southeastern & DLR) and Cutty Sark DLR provide regular services to Central London, and out towards Kent.

Description

Hilton's Wharf is a mixed-use development comprising of around 85 apartments, above commercial floor space, and 3 live-work units, with the subject premises providing over 3,000 sq ft of high-grade office/retail accommodation.

The premises is currently occupied by a specialist gym; and is arranged over ground and mezzanine levels and benefits from good natural light, high ceilings, electricity supply only (no gas), and air-conditioning. The property further features WC facilities and changing rooms, and a partitioned office.

Accommodation

The property has been measured on a gross internal basis (GIA) in accordance with the RICS Code of Measuring Practice to provide the following areas:

Ground Floor	133.69 Sq M (1,439 Sq Ft)
Mezzanine	154.87 Sq M (1,667 Sq Ft)

Total Area	288.56 Sq M (3,106 Sq Ft)
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Guide Price
£850,000



Tenure

Virtual Freehold of 999 years from 2017 at a peppercorn rent.

Existing leases

10 year full repairing and insuring lease from 1st July 2021, contracted outside of the Landlord and Tenant Act 1954.

The current passing rent is £50,000 per annum, but there is an upcoming rent review 1st July 2026 which has been agreed at £54,000 per annum.

Service Charge

Service charge contribution for YE 2026 is £3,836.08.

Business Rates

The property has been entered into the 2026 rating list with a rateable value of £50,500. However, interested parties should make their own enquires to the local authority.

Planning

The property currently benefits from B1 and D2 Use Class.

VAT

VAT will be applicable.

EPC

The property benefits from a C Rating.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

Charlene Nicholls

c.nicholls@hindwoods.co.uk

CG6322

