



TO LET/FOR SALE

The Court Building
1 Market Street
Woolwich
London
SE18 6FU

Grade II Listed Offices
To Let/For Sale





Location

The premises are located In Market Street, in between the junctions with Calderwood Street and Bathway, directly opposite the Woolwich police station.

Woolwich as an area has seen extensive and ongoing investment and development in recent years and is amongst the best served locations in London for public transport with the Elizabeth line, mainline and DLR services, numerous bus routes, Uber boat and the Woolwich ferry.

Woolwich has an excellent mix of national and independent occupiers, providing a wide mix of retail, leisure and food and drink opportunities.



Description

The premises form part of an imposing Grade II listed building, formerly operating as Woolwich Court.

The space provides office accommodation, but has very strong links to its past, with amongst other things, the former court room itself, whilst now used as offices, retains many of its original features, including wood panelling, some benches and a large stained glass window skylight.

The space itself comprises a large entranceway, leading into a central reception/office area, with aforementioned offices in the former court itself (including a glass partitioned meeting room). There are two further individual offices, kitchen, male and female W.Cs and additional storage and server room areas.

There is a mixture of tiled terrazzo and parquet flooring and a mixture of lighting and additionally, benefits from GFCH.

Externally, there is an area for storing motorbikes/bikes.

Rent/Price

£45,000 per annum exclusive or £650,000 for the long leasehold interest being 150 years from 2015.





Accommodation

The premises afford the following Net Internal Areas (NIA):

Reception/Office	44.9sq m	483sq ft
Main office (including meeting room)	72.4sq m	779sq ft
2 individual offices totalling	20.5sq m	220sq ft
Office/Store	12.7sq m	137sq ft

Total Office Space 150.5sq m 1619sq ft

Stores

Server Room

Kitchen

DDA Compliant W.C

Male and Female W.Cs

Planning

The premises are believed to fall under B1 class usage but it is suggested that interested parties make their own enquiries of the local authority.

Property Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC rating of D.

Business Rates

The property is entered in the 2026 ratings list with a rateable value of £30,500. However, we advise that all interested parties make their own enquiries of the local authorities.

Service Charge

£1,900 per annum.

Ground Rent

Currently £350 per year doubling every 25 years with next increase being in 2040

EPC

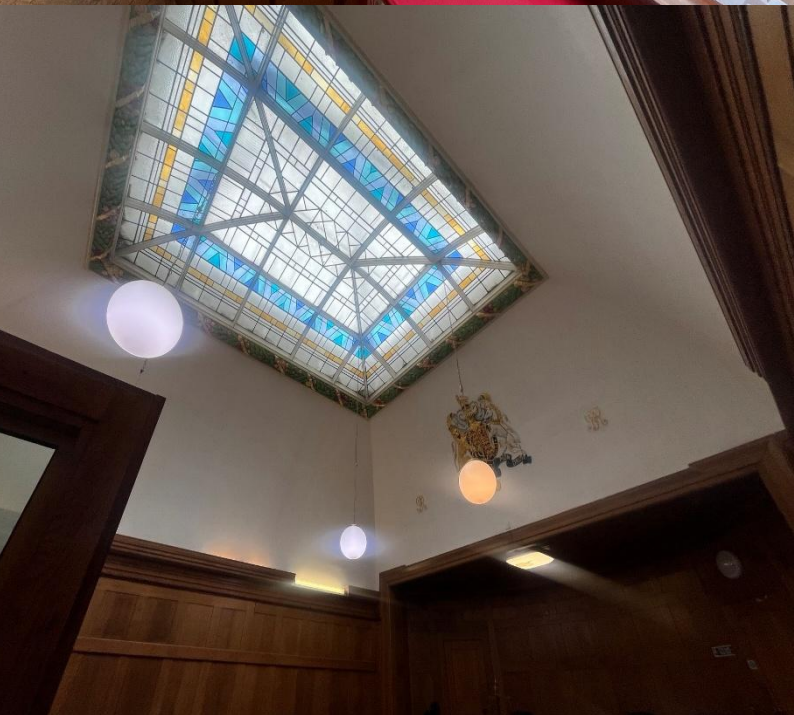
The property has an EPC rating of D.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT will not be applicable.



Viewings

Strictly by prior arrangement with sole agents
on 020 8858 9303:

Ben Lewis

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CG6328



Ferry (P)

