



TO LET

Unit 9 Greenwich Centre  
Business Park  
Greenwich  
London  
SE10 9PF

Recently Refurbished Business Unit  
Approx. 183.8 sq m 1980 sq ft



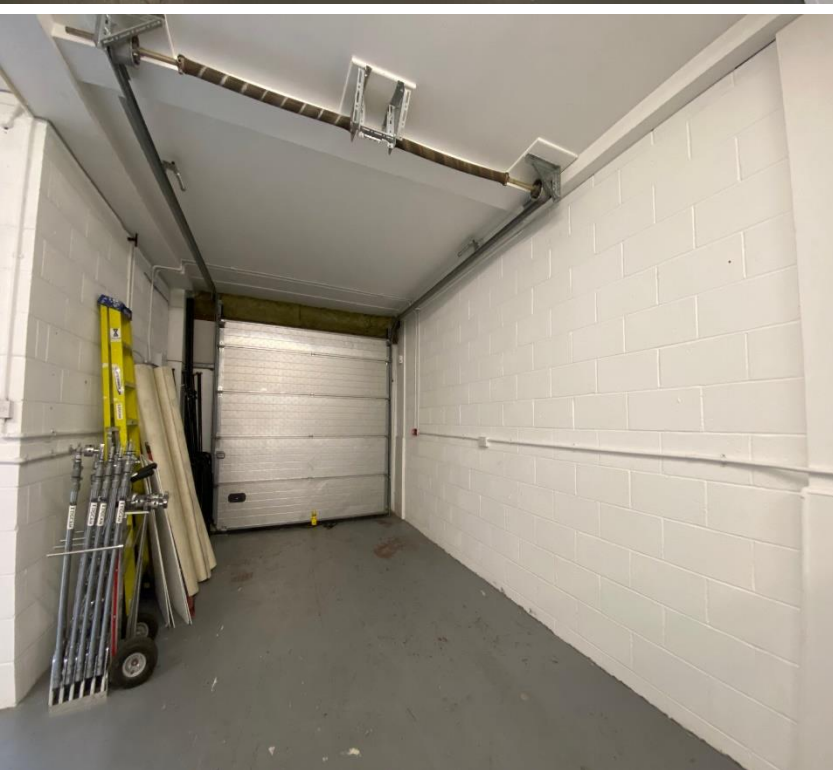


## Location

The subject property is located in Greenwich Centre Business Park, Norman Road (B208) which runs between the A206 Greenwich High Road and the arterial A200 Creek Road West of the Greenwich Town Centre providing strong links to Central London and the Blackwall Tunnel.

Greenwich Centre Business Park consists of industrial/warehouse units with ancillary office accommodation, arranged in terraces with trade counters, roller shutter doors and pedestrian access doors, self-contained office units with showrooms. Externally there is car parking, and the park is fenced and gated for security.

Local transport links include trains from Deptford Bridge and Greenwich Mainline stations providing direct and regular services into central London and the Kent border towns. Greenwich and Cutty Sark DLR stations are located minutes away providing links to London Bridge, Cannon Street and Canary Wharf.



## Description

The property comprises a mid-terrace conventional modern industrial unit with forecourt parking for 3 vehicles, benefitting from 3 phase power.

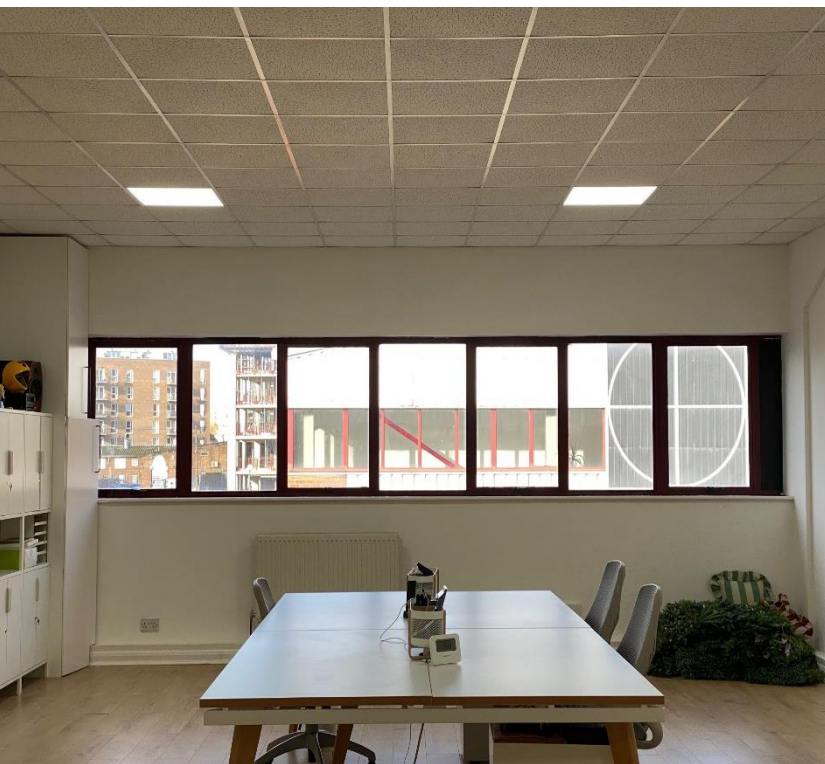
Internally, the property has recently been refurbished throughout, including new wiring and is configured to serve ground floor warehouse/storage space with full cover first floor offices. The ground floor warehouse/production space has a ceiling height of approx. 2.95m and blockwork partitioning at the front section to provide 2 W. C's, under stairs storage space and a small reception area. The first floor fitted offices are configured to provide a large main office with open plan kitchen to the rear.

Access is via an "up and over" roller shutter door measuring 2.8m high by 2.8m wide, along with pedestrian door. The ground floor industrial space has polished concrete flooring with painted internal blockwork walls and electric heaters.

The first-floor offices benefit from laminate wood flooring, LED lighting, GFCH and some under floor boxes.

We understand that the premises have recently been rewired and have new intruder and fire alarm systems.





## Property Use

The property is believed to have E class use (B1).

## Rent

£37,000 Per Annum Exclusive.

## Service Charge

£3,000 per annum + VAT

## Business Rates

The property is entered in the 2023 rating list with a rateable value of £27,000 Interested parties should contact the local authority to confirm the rates payable.

## Accommodation

The premise afford the following approximate GIA (Gross Internal Areas):

### Ground floor

Industrial space 91.9sq m – 990sq ft

2 x WC

### 1<sup>st</sup> Floor

Open plan office space 91.9sq m – 990sq ft

Kitchen

**Total 183.8sq m - 1980sq ft**

## Property Terms/Tenure

Available on a new FR&I lease for a term to be agreed.

## VAT

VAT will be applicable.

## EPC

The property has an EPC rating of D (84).

## Legal Costs

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

## Viewings

Strictly by prior arrangement with sol  
858 9303:



## Ben Lewis

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CG6233



Greenwich Reach

Ferry (P)

Education Facility

Tourist Info

Cutty Sark for Maritime Greenwich

Education Facility

A200

Education Facility

Art Gallery

Greenwich

Greenwich

A206



Education Facility

CREATIVE ROAD

Education Facility

Deptford Bridge

Medical Care

250m

500ft

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