



TO LET

Unit 1

3A Bishop Bennett Square

Woolwich

SE18 5BL

London

E Class Retail Unit

Approx. 2,680 Sq Ft



Please note that this is a CGI image and indicative of how the development will look on completion.

Location

The subject premises is located on the South Side of Woolwich Church Street (A206) opposite Warspite Road.

The site is well connected to public transport, with numerous bus routes passing the property, and Woolwich Dockyard railway station being only ¼ mile to the East.

Woolwich Town Centre with its range of retail, leisure facilities and excellent transport links (the Woolwich Ferry, Woolwich Elizabeth Line Station and Woolwich Arsenal DLR and railway station) is 1 mile to the East, and Charlton Riverside is only 2 miles to the West which is an employment hub for the Borough and where there are ambitious future regeneration plans.

Description

The premises form commercial space, in shell and core condition, with capped off services, being part of the commercial element of, the large, brand-new Trinity Park (formerly Morris Walk North) residential development, which has recently completed, providing 304 mixed-tenure residential dwellings.

To the rear of the development, are the Morris Walk South and Maryon Grove development sites, which will deliver 462 and 165 new dwellings respectively (completion expected 2025/26 and 2027 respectively). Additionally nearby is the recently completed Trinity Walk development (formerly the Connaught Estate), providing 684 new dwellings, meaning that in total, by 2027 there will be a total of 1615 new homes within a short walk of the unit.

The premises benefits from E class planning permission, and as such would suit a wide range of uses.

There are 3 visitor parking spaces within a short walk of the property.

Property Use

We assume the property currently benefits from E Use Class.

Property Terms

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, contracted outside the security of tenure of the Landlord & Tenant Act 1954.

Rent

Guide rent of £40,000 per annum exclusive.

CG6238

Incentives

A rent-free period may be available.

Legal Costs

The ingoing tenant will be responsible for the landlords costs.

VAT

VAT will not be applicable.

Business Rates

The premises is currently awaiting a rates assessment.

Accommodation

As per the above, the premises are currently in shell and core condition and provide the following GIA:

249 sq m – 2,680 sq ft

EPC

An EPC rating will be available once the building has been completed.

Viewings

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

Ben Lewis

B.Lewis@hindwoods.co.uk





UNITY WAY

HARRINGTON WAY

BOWATER ROAD

FARADAY WAY

SIEMENS ROAD

WESTFIELD STREET

SWAN ROAD

ALDINGTON ROAD

WARSPITE ROAD

HARLINGER STREET

RUSTON ROAD

SPINDLE CLOSE

ANTELOPE ROAD

BONETA ROAD

WOOLWICH CHURCH STREET

PETT STREET

MARSHALLS GROVE

BOWLING GREEN ROW

SAMUEL CLOSE

PARISH WHARF PLACE

CARR GROVE

PROSPECT VALE

LYFORD STREET

RICHARD CLOSE

GODFREY HILL

WOODVILLE STREET

MARYON GROVE

KIDD PLACE

ERWOOD ROAD

PELLIPAR GARDEN

WOODLAND TERRACE

PW

MARYON ROAD

MARYON ROAD

HEATHWOOD GARDENS

KINVE GART

CORN TREE

POUND PARK

HASTED ROAD

COXMOUN

WARTON LANE

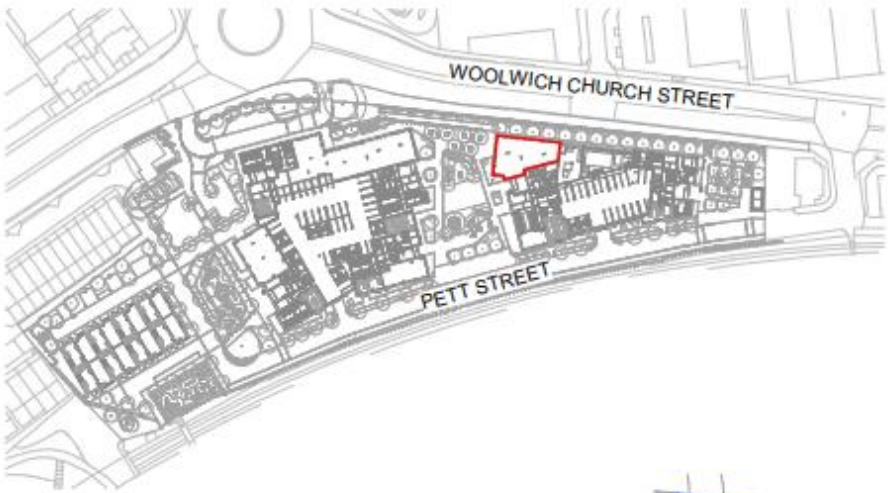
EASTMOOR STREET

LANCEY CLOSE

CLEVELY CLOSE

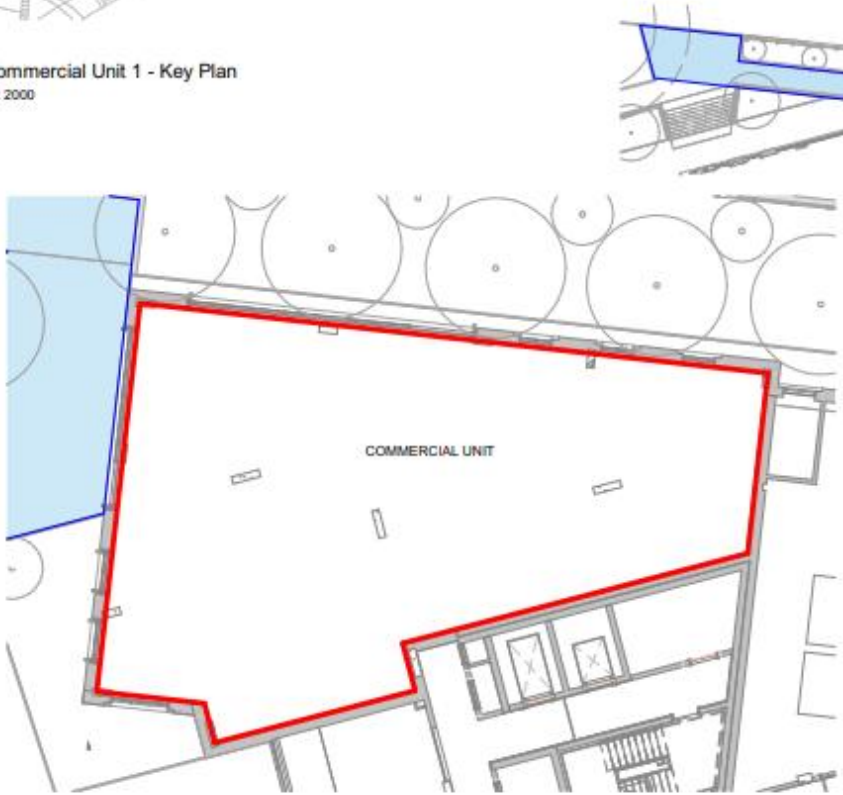
WOOLWICH ROAD

A206

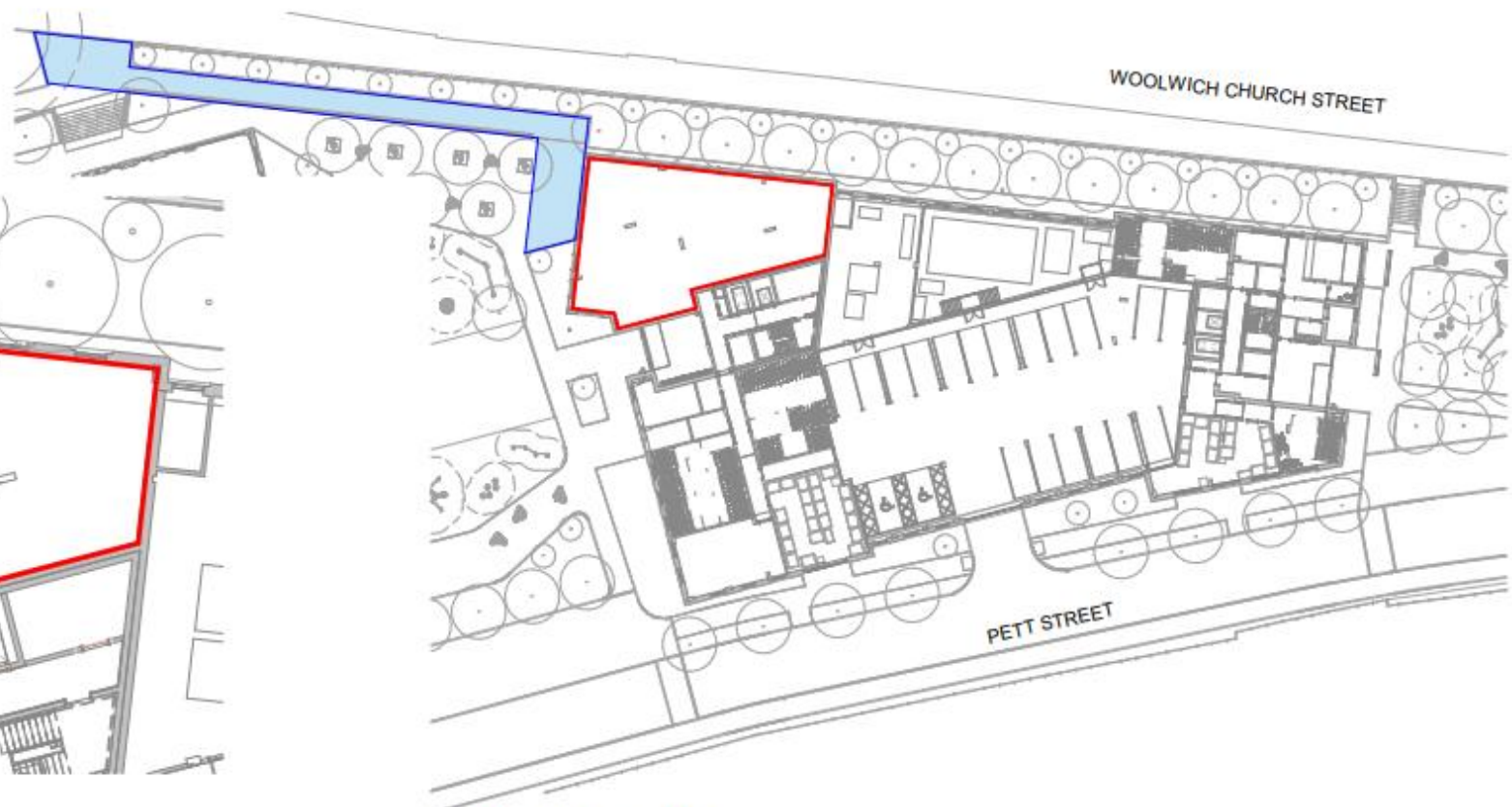


Key
 — Plot
 — Right of Access

Commercial Unit 1 - Key Plan
 1 : 2000



Commercial Unit 1 - Ground Floor Unit location
 1 : 200



Commercial Unit 1 - Ground Floor
 1 : 500