



TO LET

Unit 10, Hopyard Studios  
13 Lovibond Lane  
Greenwich  
London  
SE10 9FY

Studio/Office Unit  
582 sq ft





## Location

The Movement is a mixed-use development in Greenwich. Located between Norman Road, Greenwich Mainline and DLR station and just a short walk to Greenwich Town Centre. Its neighbours include new apartments, two hotels, student housing, a health club, retail and nursery facilities and an extension to the Greenwich Community Centre.

## Description

The property comprises a parade of self-contained studio/office pods; that benefit from double glazing, kitchenette and WC facilities, strip lighting and electricity supply only. The estate benefits from CCTV with overnight monitoring, and lift access to the upper floors.

## Accommodation

The property has the following approximate net internal areas:

**Total: 54.07 sq m (582 sq ft)**

## Terms

The property is being offered on a "Small Business Lease" for a term of 4 years, which requires a commitment of 6 months, after which the tenant can leave upon giving one months' notice. The lease is renewable by mutual agreement at its end. Leases are 'internally repairing' only and are exempted from The Landlord and Tenant Act.

## EPC & VAT

The property has an A rating. Please note that VAT will be chargeable.

## Rent

£12,420 per annum plus VAT.

## Service Charge

A monthly service charge of £275 per month covers all external and structural repairs, gardening and maintenance, buildings insurance, cleaning of the common areas, electricity/lighting to common areas, water supply to kitchen and WCs in each unit. Electricity will be billed quarterly based on actual readings from sub-meters.

Heating will be on the 'green' system for the entire Movement estate and will be billed separately, pro-rata to the size of the unit. Internal maintenance and repairs, business rates, telephone, internet, and contents insurance are the direct responsibility of the tenant.

## Planning

We assume the premises benefits from B1/E Use Class.

## Rates

Interested parties should contact the local authority to confirm the rates payable.

## Legal Costs

The ingoing tenant will pay a fixed fee of £250 plus VAT towards the Landlord's legal costs.

## Viewing

For further information please contact sole agents Hindwoods on 0208 858 9303.

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