



TO LET

Unit 9, The Gateway  
2a Rathmore Road  
Charlton  
London  
SE7 7QW

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Studio/Office Unit  
283 sq ft



## Location

The Gateway is situated in Rathmore Road at the junction of Victoria Way, and within walking distance to Charlton mainline station which provides a regular service to Central London and Kent.

The Blackwall Tunnel and Woolwich Ferry are easily accessible from the property.

## Description

The office/studio unit is situated on the ground floor. Internally the office unit has a solid timber flooring, dado level perimeter trunking, category II Lighting, a spiral staircase to mezzanine level, tea point, extractor fan, electric heater and entry phone system.

The premises also benefits from an accessible passenger lift, and shared toilet facilities on each floor. There is ample on-street parking.

## Property Size

The property has the following approximate net internal areas:

Total: 26.30 sq m (283 sq ft)

## Terms

Each property is available to be let on a new flexible 4 year lease which requires a commitment of six months, after which the tenant can leave at any time upon giving one months' notice.

## EPC

The unit has a C rating.

## Rent and Service Charge

£8,400 per annum inclusive of service charge.

## Service Charge

The service charge covers all external and structural repairs and maintenance, maintenance of the shared areas, buildings insurance (not tenants' contents), CCTV, and removal of kitchen waste and office paper (tenants make their own arrangements for trade waste).

Internal maintenance and repairs, business rates, utilities, telephone, internet, and contents insurance are the direct responsibility of the tenant.

## Planning

We assume the premises benefits from B1 Use Class.

## Rates

The property is entered in the 2023 rating list with a rateable value of £7,200. Interested parties should contact the local authority to confirm the rates payable.

## Legal Costs

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

## VAT

Please note that VAT will be chargeable.

## Viewing

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

Charlene Nicholls

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