



## Industrial & Warehouse

Unit 4-5, Greenwich Centre Business Park, London, SE10 9QF

### Interconnected industrial units with 6 parking spaces To Let in Greenwich

**5,494 sq ft**

(510.41 sq m)

- Industrial, Warehouse & Offices use
- 6 car parking spaces
- Three-phase power
- 5,494 sq ft
- Shower & WC facilities
- New lease
- Gas central heating
- Air conditioning

# Industrial & Warehouse, Unit 4-5, Greenwich Centre Business Park, London, SE10 9QF

## Summary

<b>Available Size</b>	5,494 sq ft
<b>Rent</b>	£85,000 per annum
<b>Business Rates</b>	£42,735 per annum
<b>Service Charge</b>	£9,780 per annum Service charge includes estate maintenance, pest control, gates maintenance, and security
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (74)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial/Storage	2,747	255.20	Available
1st - Office	2,747	255.20	Available
<b>Total</b>	<b>5,494</b>	<b>510.40</b>	

## Description

The property comprises two interconnecting single-storey industrial units with additional first-floor office space. The layout offers flexible accommodation suitable for a range of uses including light industrial, storage, or business operations. The units benefit from a large forecourt area, providing convenient loading access and parking for up to six vehicles.

## Location

Situated within Greenwich Centre Business Park just off Norman Road (B208), the property enjoys excellent road connections via the A200 and A206, offering easy access to the Blackwall Tunnel and Central London. Greenwich mainline and DLR stations are approximately 0.2 miles away (less than a 5-minute walk), providing fast and direct links to London Bridge, Canary Wharf, and Stratford.



## Viewing & Further Information



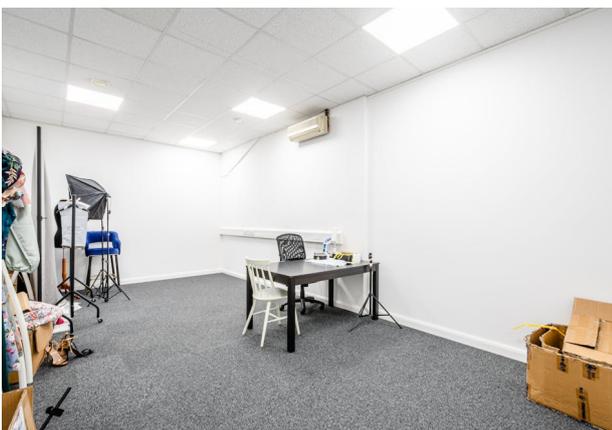
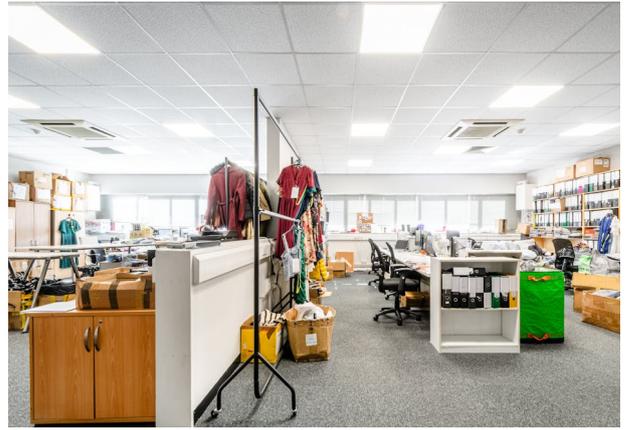
**George Sarantis**

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**Quba Medford**

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# Energy performance certificate (EPC)

Unit 4-5, Greenwich Centre Business Park, 53  
Norman Road  
LONDON  
SE10 9QF

Energy rating

C

Valid until: 21 May 2027

Certificate number: 9287-3025-0334-0700-0695

Property type B1 Offices and Workshop businesses

Total floor area 506 square metres

## Rules on letting this property

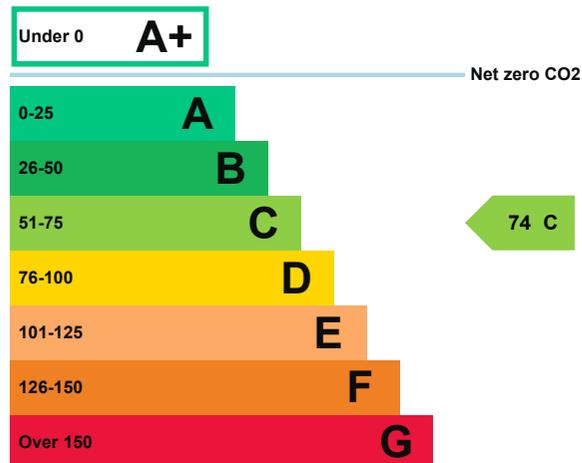
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 B

If typical of the existing stock

87 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	59.38
Primary energy use (kWh/m <sup>2</sup> per year)	349

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0020-0743-8349-7295-6006\)](/energy-certificate/0020-0743-8349-7295-6006).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Sentobe
Telephone	07808 071 089
Email	<a href="mailto:p.sentobe@icloud.com">p.sentobe@icloud.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA147188
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

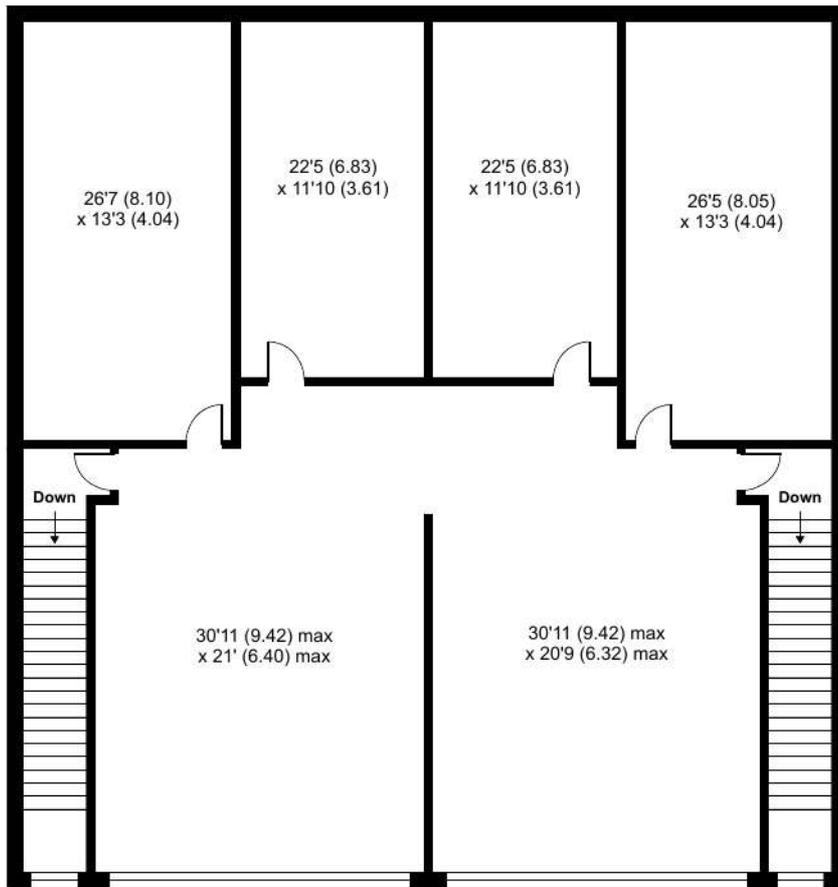
Employer	Business Footprint Ltd
Employer address	185 Lennard Road Beckenham BR3 1QN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 May 2017
Date of certificate	22 May 2017

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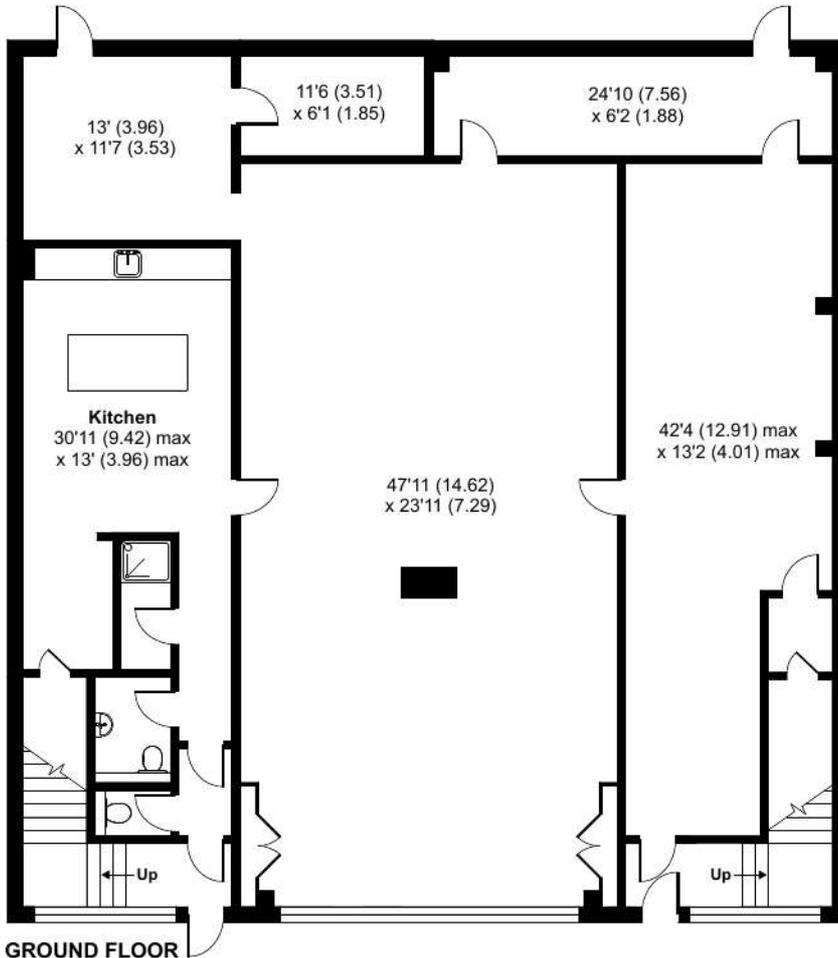
# Norman Road, London, SE10

Approximate Area = 5490 sq ft / 510 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

