

UNIT 4 GREENWICH QUAY, CLARENCE ROAD, DEPTFORD, LONDON SE8 3EY



Waterside Long Leasehold Office Investment with residential planning consent FOR SALE (195 SQ. M)

Location

The premises are located just off the A200 (Creek Road) which links Greenwich with Central London. Public transport is excellent with numerous bus routes close by, and Greenwich and Deptford Network Rail stations within walking distance. Cutty Sark DLR is 500 metres away as is access to the Thames Clipper at Greenwich Pier.

Description

The property comprises a four-storey end of terrace office building approximately twenty years old. It forms part of a small commercial estate which built at the same time as a larger residential development nearby. It is of concrete frame construction under a pitched, tiled roof and is in generally good order. The property also benefits from two allocated parking spaces, and views over Deptford Creek and the Thames.

Accommodation

The building comprises the following Net internal areas:

Third Floor	55 Sq. M.
Second Floor	48 Sq. M.
First Floor	48 Sq. M.
Ground Floor	44 Sq. M.
Total	195 Sq. M.

Tenure

The premises are held on a 999 year lease from 29/9/1999, subject to a peppercorn ground rent. Lessees also became members of the management company which owns the freehold.

Planning

We understand that the premises have B1 office use.

It also has consent dated 20/2/19 to convert the upper three floors to residential use (3 x 2 bedroom apartments) with continued use of the ground floor as B1 offices

Tenancies

There is a lease in place in favour of Foster Care Associates based on the following terms:

- 20-year FRI from 4/4/2006 – 5 yearly rent reviews. Current passing rent £35,000 PAX.

In turn Foster Care Associates have granted a sublease to Nationwide Data Collection (London) Limited. The sublease runs until 31/3/2025 and is subject to review 4/4/21, the current passing rent £25,000 PAX. This sublease appears to be excluded from the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act.

Data Room

[Click here](#) for further information and relevant documentation.

Price

Price upon application.

Rating

The premises have current business rates valuations as follows:

Offices & Premises	£25,000
Car Parking Spaces	£ 1,000

Legal Costs

Each party will pay their own legal fees.

VAT

VAT is payable on this transaction.

EPC

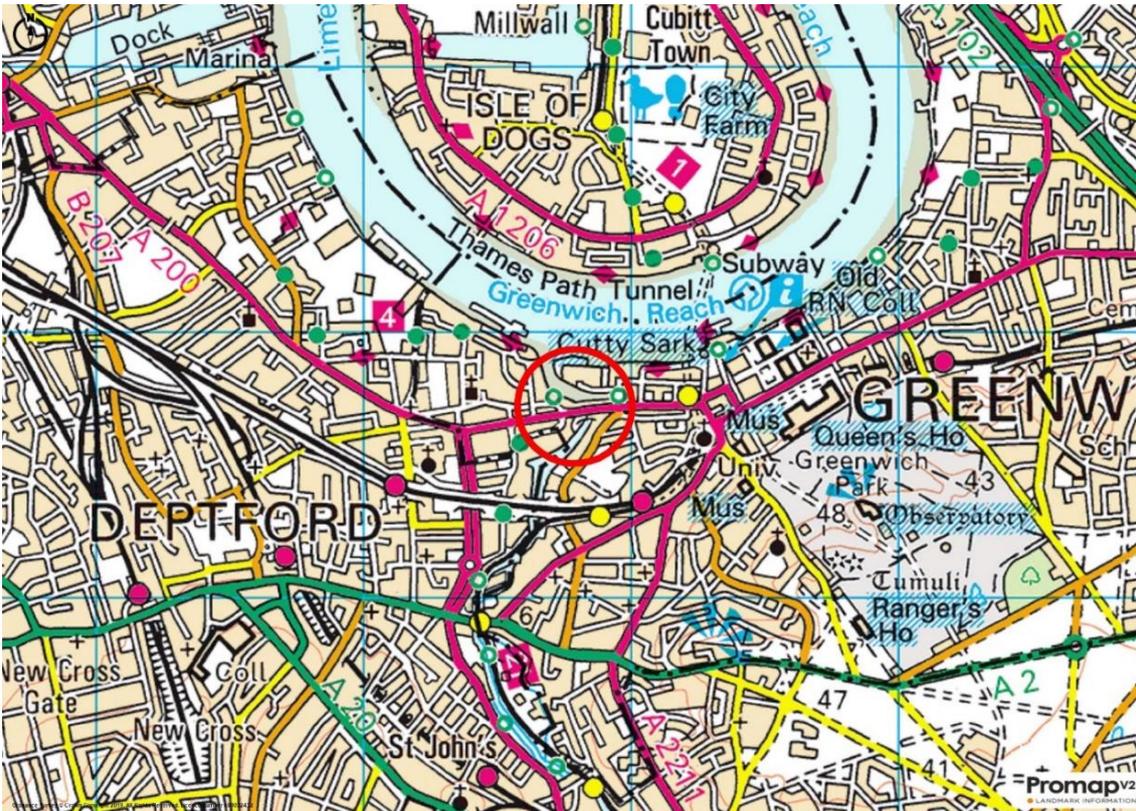
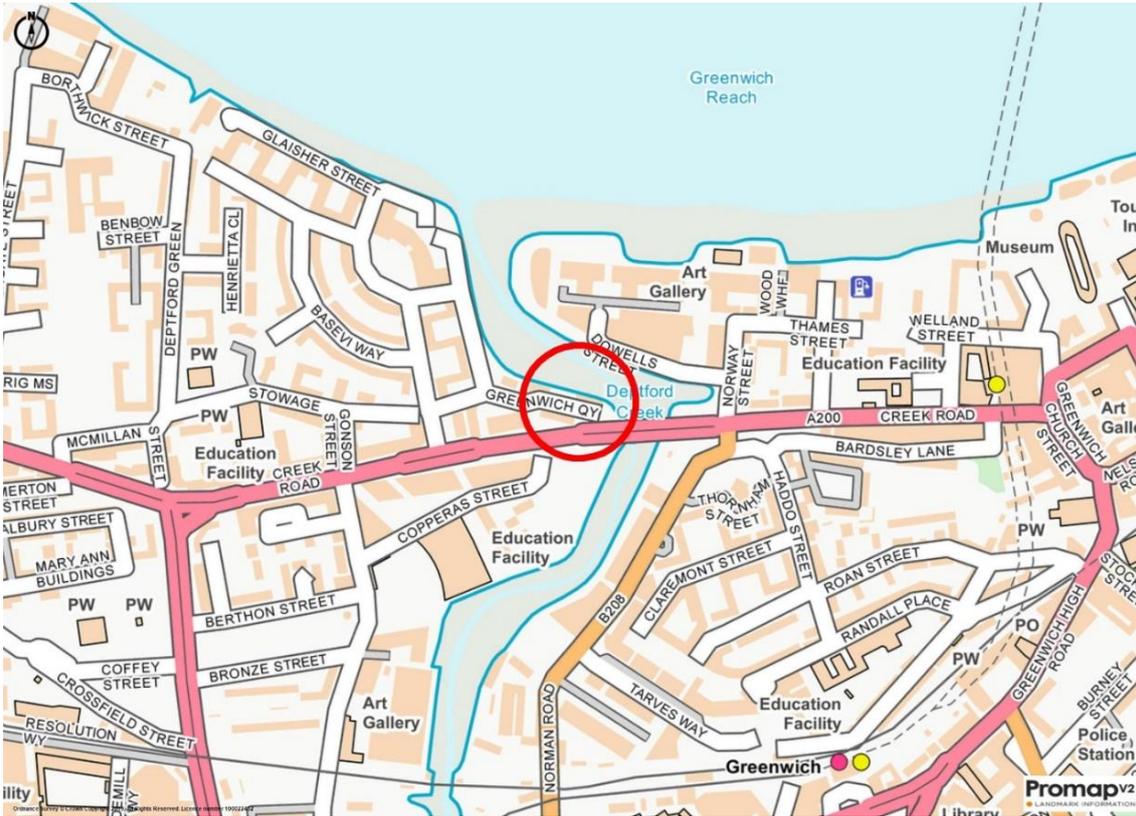
The property is rated C (72). A copy of certificate is available upon request.

Viewing

Strictly by prior arrangement with sole agents Hindwoods
Edward Dent: e.dent@hindwoods.co.uk

Also at:

Croydon
East Dulwich



"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasebusinesspremise.co.uk".

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