

## LIVE/WORK UNIT FOR SALE WITH PARKING 30 NORMAN ROAD, GREENWICH, SE10



**APPROX. 1,037 SQ FT**

### Location

The unit is situated in a modern residential development on Norman Road and lies within close proximity of Greenwich Mainline Train Station and the DLR. Greenwich Centre and Market are a short walk away meaning that the space benefits from all of the amenities that Greenwich has to offer.

### Description

Live/work units are a concept that started in the '90s providing spaces that are perfect for combining an inspirational working environment and a relaxing home life. Although there is a history of this lifestyle being adopted by those in the creative sector, there is currently growing interest from professionals in all business fields.

Unit 30 benefits from a ground floor office/work space with vinyl flooring, good floor to ceiling height, dual entrance and dado power trunking. On the first floor, the residential space has its own separate entrance and comprises a bedroom, generous kitchen/living space, bathroom, airing cupboard and washing space. The unit has dual aspect floor to ceiling height allowing for excellent natural light. Secure parking is also available by separate arrangement.

### Accommodation

Ground Floor: 527 sq ft (48.96 sq m)  
First Floor: 510 sq ft (47.35 sq m)  
**Total Accommodation: 1037 sq ft (96.31 sq m)**

### Price

£360,000 exclusive of VAT.

### Tenure

The premises will be sold with a 250 year long leasehold.

### Rates

The business rates for this unit are to be assessed.

### Service charge

Estimated at £388.90 per annum exclusive.

### Planning

The property benefits from a composite of B1/C3 use consent. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

### Legal Costs & VAT

Each party will pay their own legal fees. Please note that VAT is chargeable on this property.

### EPC

Available upon request

CG5820

### Also at:

Croydon  
East Dulwich



**RICS**

**Viewing**

Strictly by prior arrangement with sole agents Hindwoods

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