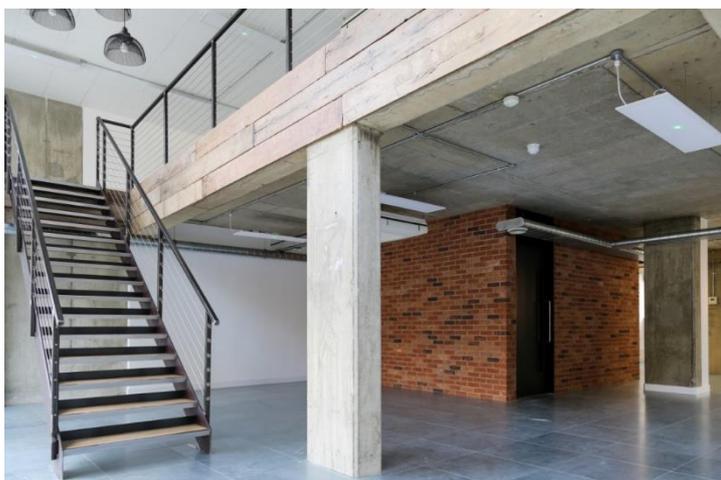


**SIGNIFICANT
RENT
REDUCTION**

UNIT 2 HILTONS WHARF, 18 NORMAN ROAD, GREENWICH, LONDON SE10 9QX

HIGH QUALITY STUDIO/OFFICES FOR SALE OR TO LET

POSSIBLE ALTERNATIVE USES INCLUDE MEDICAL CENTRE, RETAIL, WORKSHOP & FITNESS STUDIO



3106 SQ FT (288.54 SQM)

Location

The property is located on the west side of Norman Road, towards its junction with Creek Road.

Local amenities are excellent with Waitrose and Costa Coffee located in the nearby New Capital Quay development.

Greenwich town centre is a short walk from the property with its wealth of historic buildings and covered market together with numerous shops, restaurants and bars.

DLR and mainline trains are within a few minutes' walk providing easy access to London Bridge, the City, Stratford and Canary Wharf.

Description

The offices are situated at ground and mezzanine levels at the end of a terrace with residential accommodation to the upper floors. Natural light is enjoyed from 3 sides with a creek side view to the rear.

The space has been fitted to an exceptional standard with raised floors; comfort cooling/heating, motion sensitive lighting and 3 WC's.

Accommodation

The property has the following approximate Gross Internal Area:

Ground Floor	1439 sq ft (133.70 sq m)
Mezzanine	1667 sq ft (154.86 sq m)
Total	3106 sq ft (288.54 sq m)

Terms

A new effective full repairing and insuring lease is available for a term to be agreed.

Rent

Reduced to £50,000 per annum exclusive.

Price

Upon application.

Planning

The available space has planning permission for use as a B1 Office/Studio. Under use class E a wider range of uses will also be permitted.

Rates

The property is entered in the 2017 valuation list with a rateable value of £39,750. Interested parties should contact the local authority to confirm rates payable.

Service Charge

The most recent service charge for the year was £1,737.87.

VAT

Please note that VAT will be chargeable.

EPC

An EPC has been commissioned.

Legal Costs

Each party to pay their own legal fees.

Also at:

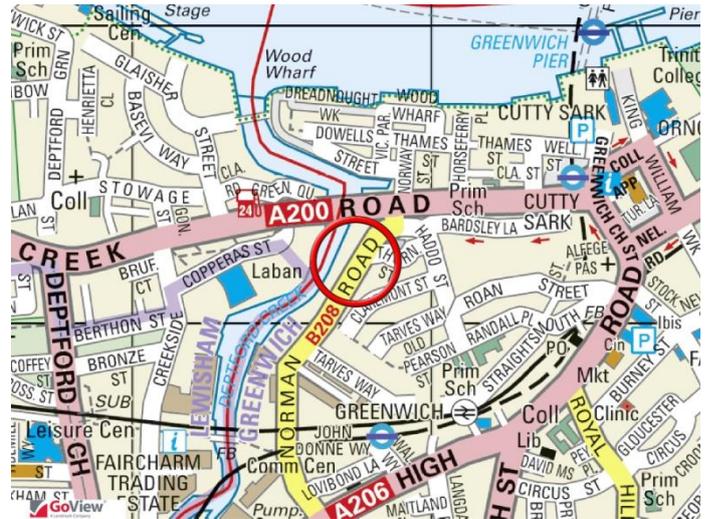
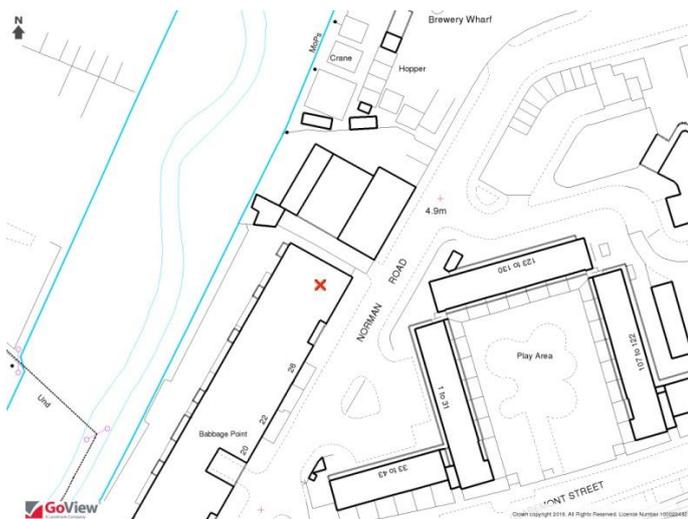
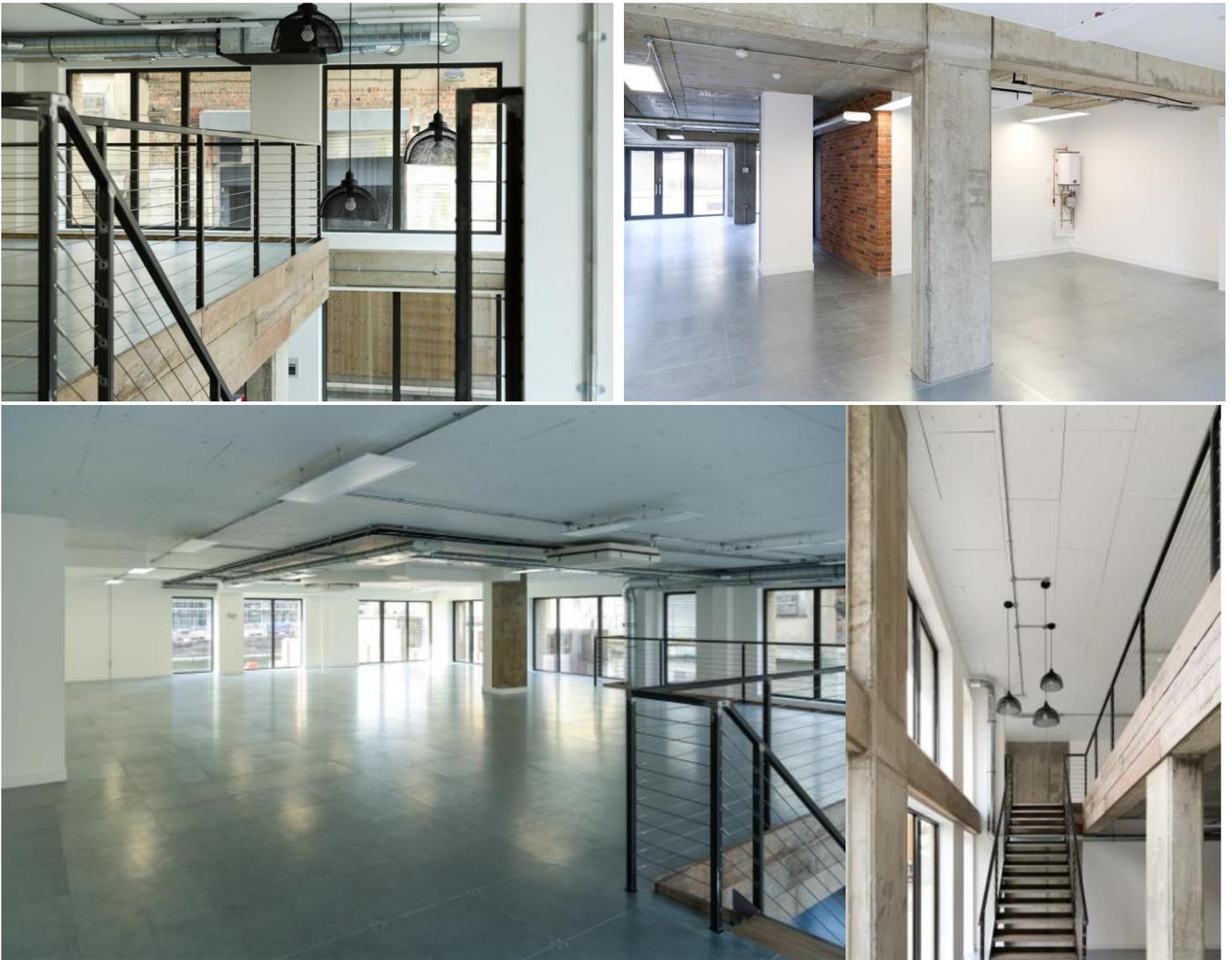
Croydon
East Dulwich

Viewing

Strictly by prior arrangement via sole agents Hindwoods:

Kevin Bright: k.bright@hindwoods.co.uk

Georgia Mason: g.mason@hindwoods.co.uk



"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.leasingbusinesspremises.co.uk".

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