

4a NELSON ROAD, GREENWICH, LONDON SE10 9JB



OFFICE UNITS TO LET All Inclusive

Location

The property is located within Greenwich Town centre in what is becoming an increasingly popular office location.

Greenwich offers extensive facilities with numerous restaurants and bars, a wide range of specialist retailers and the historical Greenwich market, as well as the maritime museum, Cutty Sark, and other tourist attractions.

Cutty Sark DLR and Greenwich over ground stations are located within walking distance of the office providing services into the City and Canary Wharf. Numerous buses also serve the locality.

Description

The building is accessed via the Greenwich market entrance located on Nelson Road and is comprised of a 4 storey period building.

There is a main entrance lobby that leads up to the office accommodation, and the building benefits from entry phone system, fitted carpets, power points, and shared WC and kitchen facilities.

Each office is let individually, however if additional space is required there is also the option to let several rooms.

Accommodation

Floor	Accommodation	Rent
2nd	298 Sq Ft	LET
2nd	142 Sq Ft	LET
3rd	169 Sq Ft	£7,100pa
3rd	142 Sq Ft	£6,000pa
Total	751 Sq Ft	£31,600pa

Planning

The unit benefits from B1 planning 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.

EPC

The unit currently has an energy rating of 'D'. The full EPC is available to download at www.hindwoods.co.uk

Business Rates

Each office is rated separately the cost of which is included within the licence fee. For further details interested parties should contact the local authority.

Terms & VAT

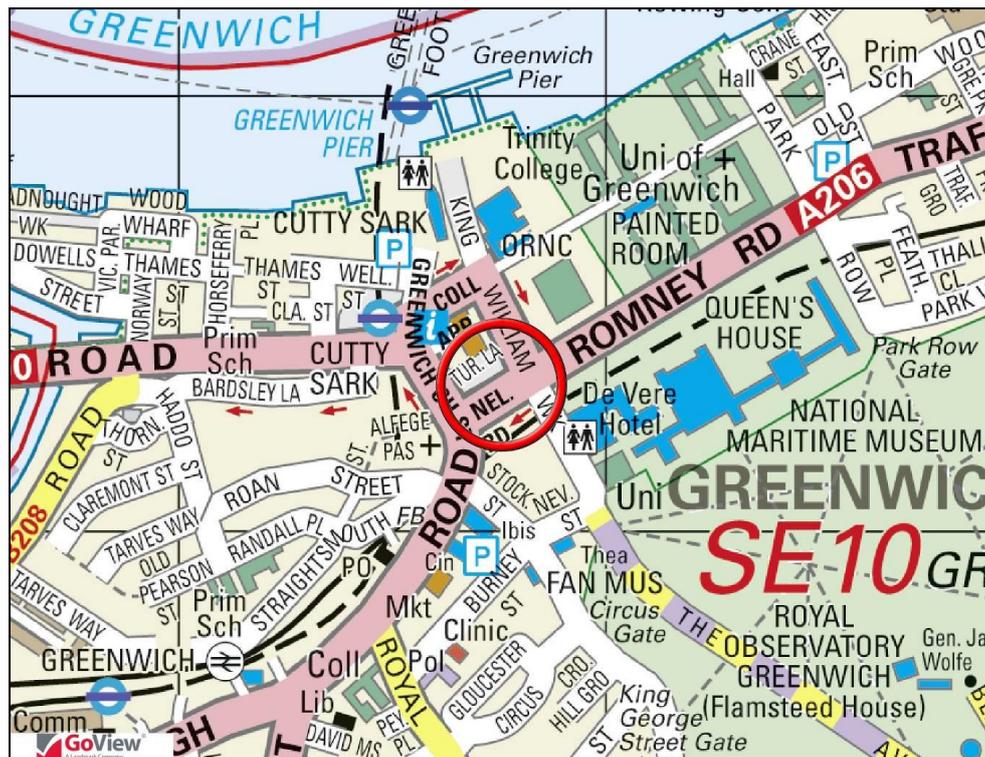
A licence agreement is available and is inclusive of service charge. VAT is applicable.

CG5890

Viewing

Strictly by prior appointment with sole agents Hindwoods
on 0208 858 9303.

Charlene Nicholls: c.nicholls@hindwoods.co.uk



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