

24 GREENWICH CENTRE BUSINESS PARK, NORMAN ROAD GREENWICH, SE10 9QF

FOR SALE/TO LET
5728 SQ. FT. + 9 PARKING SPACES



Location

The property is situated at the entrance of the business park in an easily accessed and highly prominent position. There is good road access to central London and the national motorway network via the A2 & A20 and public transport provided by Greenwich (Thameslink & Southeastern) and Cutty Sark (DLR) stations which are both within easy walking distance.

Description

The building comprises a detached two storey business unit and nine car parking spaces. Accommodation is split over two floors and was previously used as a trade counter and storage on ground floor with offices above. The property is constructed on a steel frame with suspended ceilings in part and includes roller shutter doors for deliveries and a platform lift.

Accommodation

	Sq. Ft.	Sq. m.
Ground Floor	2874	267
First floor	2854	265
TOTAL	5728	523

Planning

The unit currently benefits from consent for use within Classes B1 and B8; however, interested parties should make their own enquiries of the local authority.

Amenities

- 9 parking Spaces
- 3 Phase Power
- Gas Supply
- Loading door
- Security System
- Kitchen
- Raised floor to offices
- Air Conditioning
- Glass partitioning
- W/c's to each floor

Terms

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

Rent

£80,000 per annum exclusive.

Price

£1,500,000.

Rates

The current rateable value of the premises is £44,500. Interested parties should make their own enquiries as to the current rates payable.

VAT

Please note that VAT will not be chargeable.

Legal Costs

Each party to pay their own legal fees.

EPC

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

Also at:

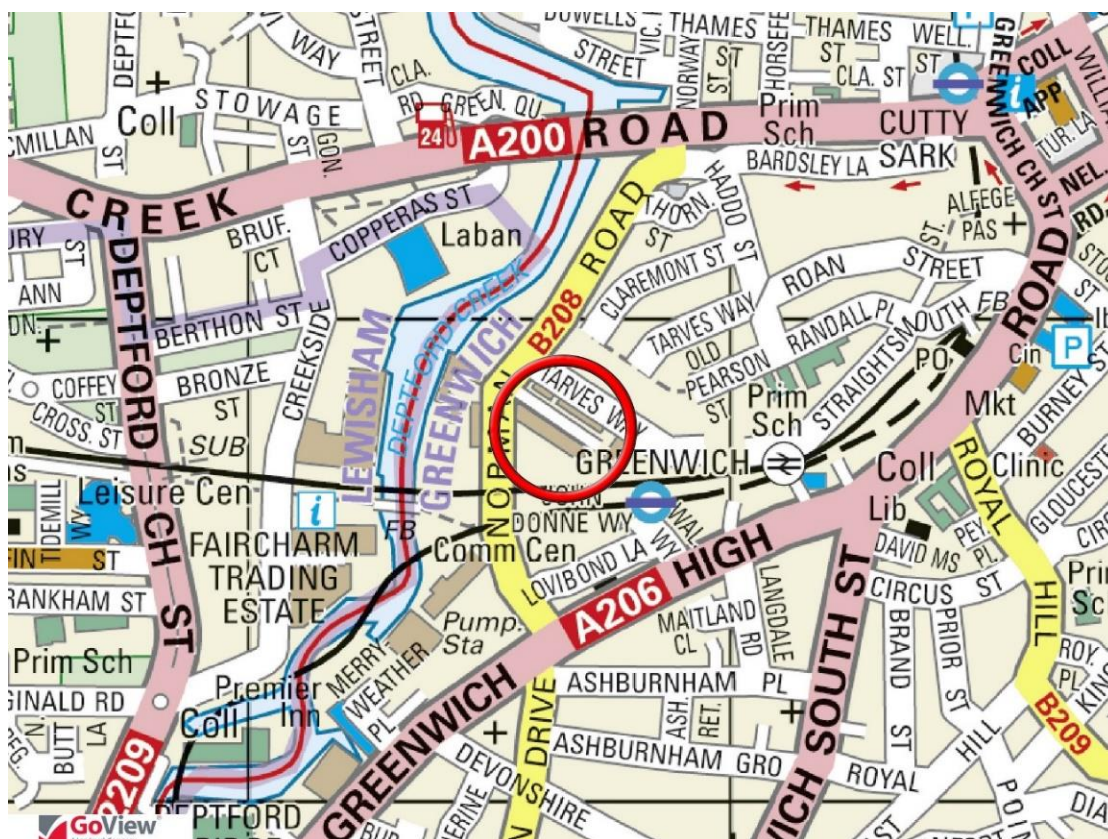
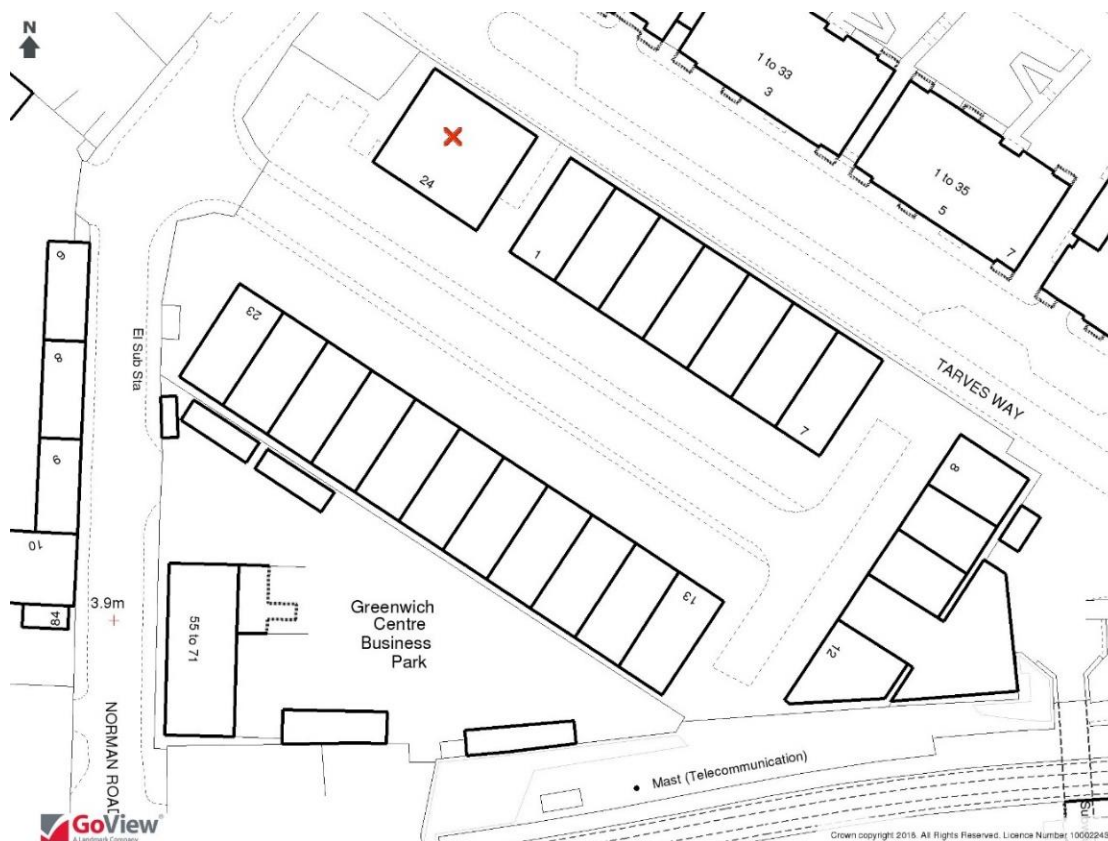
Croydon
East Dulwich

Viewing

For further information or to arrange a viewing, please contact sole agents Hindwoods on 020 8858 9303.

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