

B1 OFFICES - FOR SALE/TO LET
FROM 2,348 SQ FT TO 8,122 SQ FT



SYNERGY

VICTORIA WAY, CHARLTON, LONDON SE7 7QS

B1 OFFICES - FOR SALE/TO LET FROM 2,348 SQ FT TO 8,122 SQ FT

DESCRIPTION

The scheme consists of 330 residential units. The available commercial units are found within Block A and total 5,774 sq ft and are set across first (2,887 sq ft) and second floors (2,887 sq ft)

The units will be offered in shell and core condition with capped services and include one parking space with each unit.

ACCOMMODATION

UNIT	NIA (SQ FT)	NIA (SQ M)
GROUND FLOOR	2,348	218
FIRST FLOOR	2,887	268
SECOND FLOOR	2,887	268

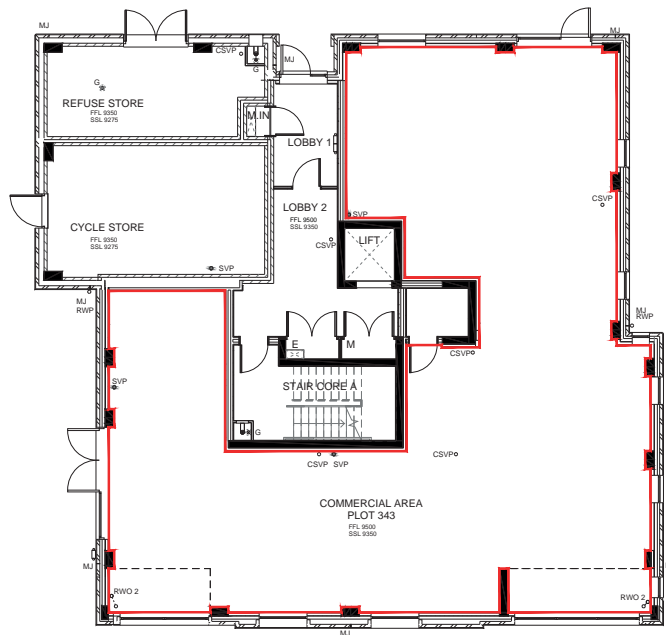
RENT

Seeking offers at £18psf to let.

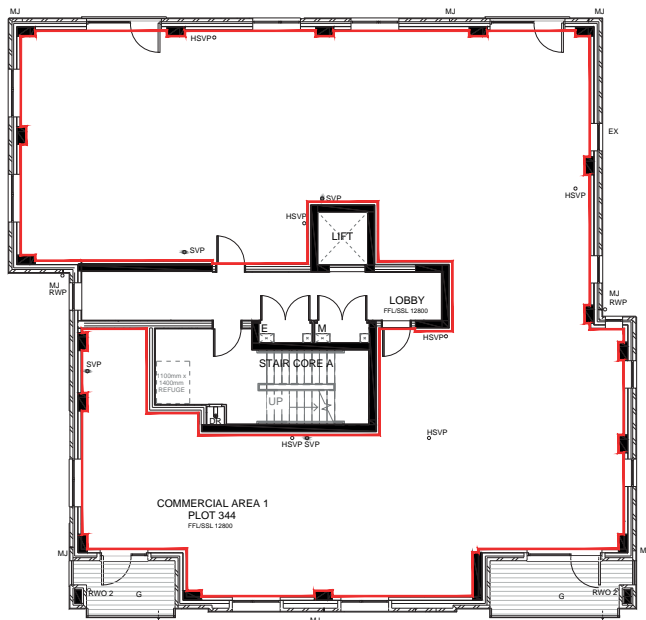
PRICE

UNIT	NIA (SQ FT)	PRICE
GROUND FLOOR	2,348	SOLD
FIRST FLOOR	2,887	£600,000
SECOND FLOOR	2,887	£620,000
TOTAL	8,122	

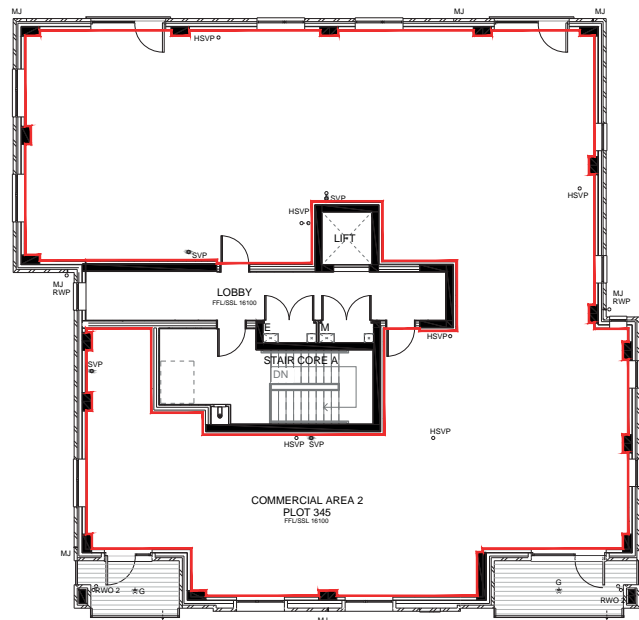




Ground Floor



First Floor



Second Floor

VIEWING

By appointment through joint sole agents.

TENURE

Flexible lease terms

VAT

The property is elected for VAT.

USE CLASS

B1 Office.

AVAILABILITY

The units are available to buy or to let with completion in October 2021.

COSTS

Rateable Value
Rateable value is yet to be determined.

Service Charge

Estimated service charge budget for April 21-March 22:

Estate charge – approx. £0.66 per sq ft

Block charge – approx. £2.00 per sq ft

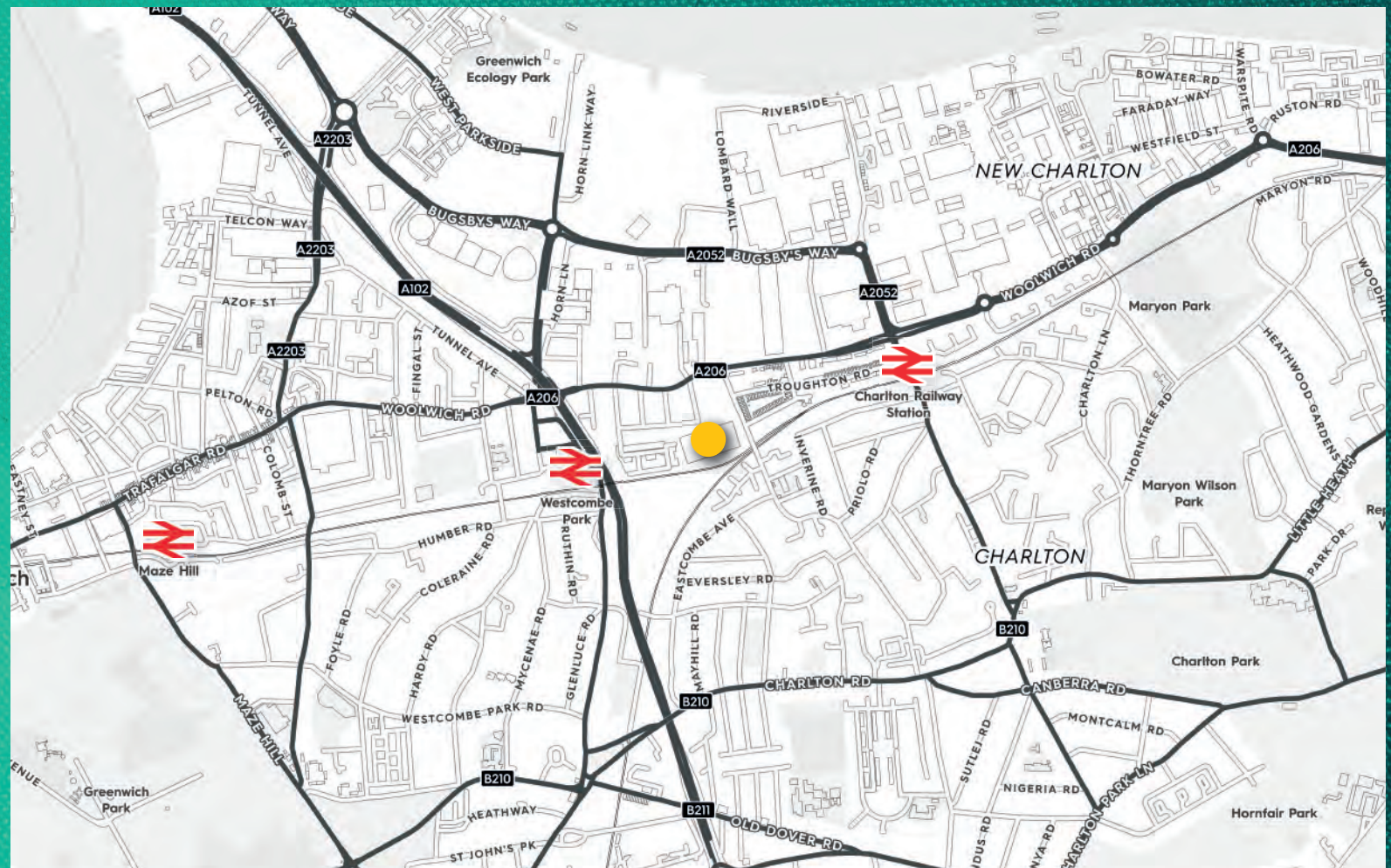
LOCATION

Charlton Station is a 0.3-mile walk (7 mins) to the east which provides services to London Cannon Street (25 mins), London Charing Cross (30 mins) and St Pancras International (33 mins).

TRAIN STATIONS

- Charlton 0.3 miles
- Westcombe Park 0.4 miles
- Maze Hill 1.1 miles

**walking distances from Google Maps*



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