



Unit 14, Greenwich Centre Business Park, SE10 9QF

TO
LET

2808
Sq Ft

£45,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a mid terrace industrial unit, currently trading as a dark kitchen. Two fully fitted cooking stations, 2 x walk-in fridges, 2 x walk-in freezers, full extraction, loading bay and roller shutter, ground floor prep area, WC's, first floor office, and 1st floor storage area.

The property comes with 3 allocated parking spaces, and a loading area which currently hosts an external walk in freezer.

Premium Offers In Excess Of £40,000

Use Class

We understand the property currently has E (B1c) use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

Rent

£45,000 per annum exclusive

Tenure

The property is available by way of an assignment of the existing lease. Current lease terms as follows:

Lease Start Date: 2021
Lease End Date: 1/6/2031
Next Rent Review: 2025
Break Clause: None

EPC

D

VAT

Yes

Local Authority

LB Greenwich

LTA 1954

Outside

Uses Considered:

ALL USES CONSIDERED

Accommodation

| | Sq M | Sq FT |
|---------------------|---------------|-------------|
| Ground: | 130.44 | 1404 |
| First: | 130.44 | 1404 |
| Total (GIA): | 260.88 | 2808 |

360 Tour and Floor Plan Available

Rates / Service Charge

| | |
|------------------------|-------------|
| Rateable Value: | £23,000 |
| Rates Payable (21/22): | £11,447 pa* |
| Service Charge (Est) | TBC |
| Insurance (Est) | |

Utilities

Three Phase.
Gas.

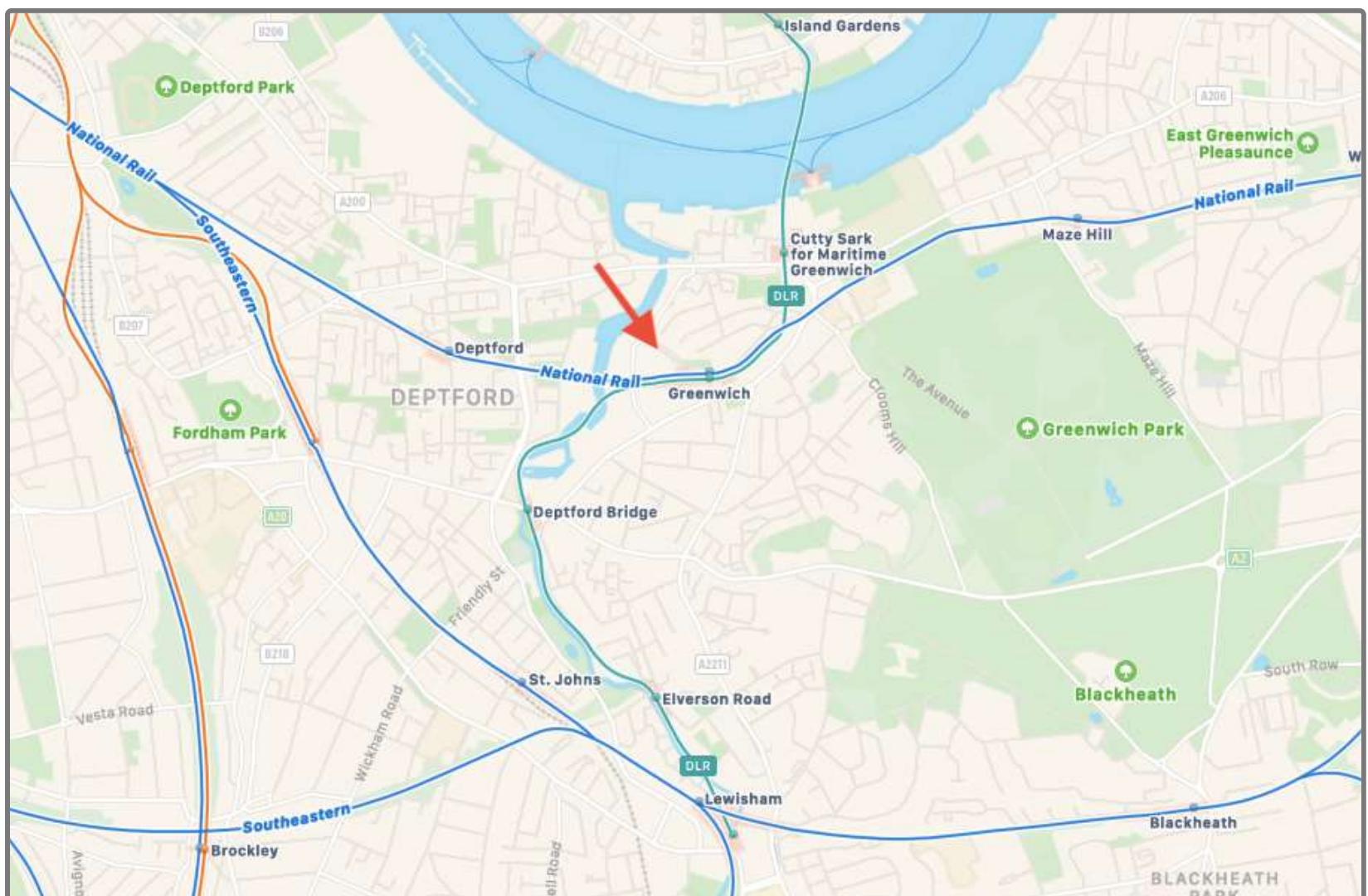
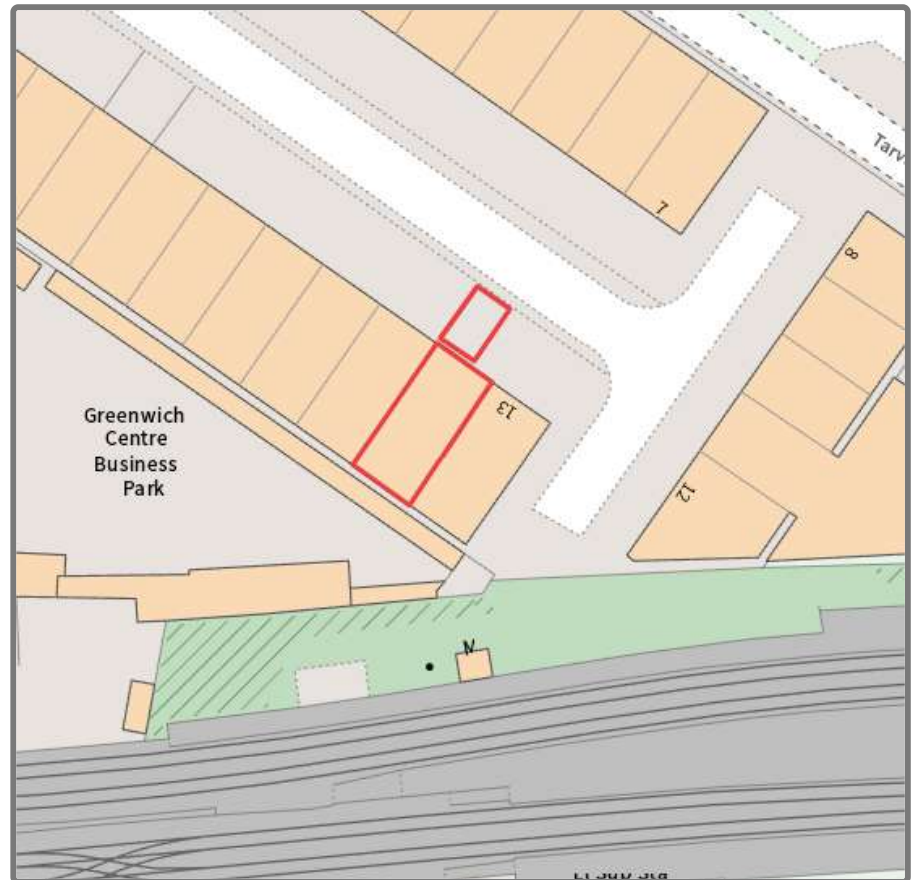
*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Location

The property is located in Greenwich Centre Business Park, on Norman Road in Greenwich, London SE10.

Greenwich Mainline Station is 0.3miles or a 6 minute walk away.

The existing delivery radius covers Greenwich and Greenwich Peninsula, Charlton, Blackheath, Lewisham, Lee, Hither Green, Ladywell, Brockley, New Cross, Deptford and Rotherhithe.



Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

1 Princes Close
Clapham Old Town
London
SW4 0LG

evanspearson.co.uk



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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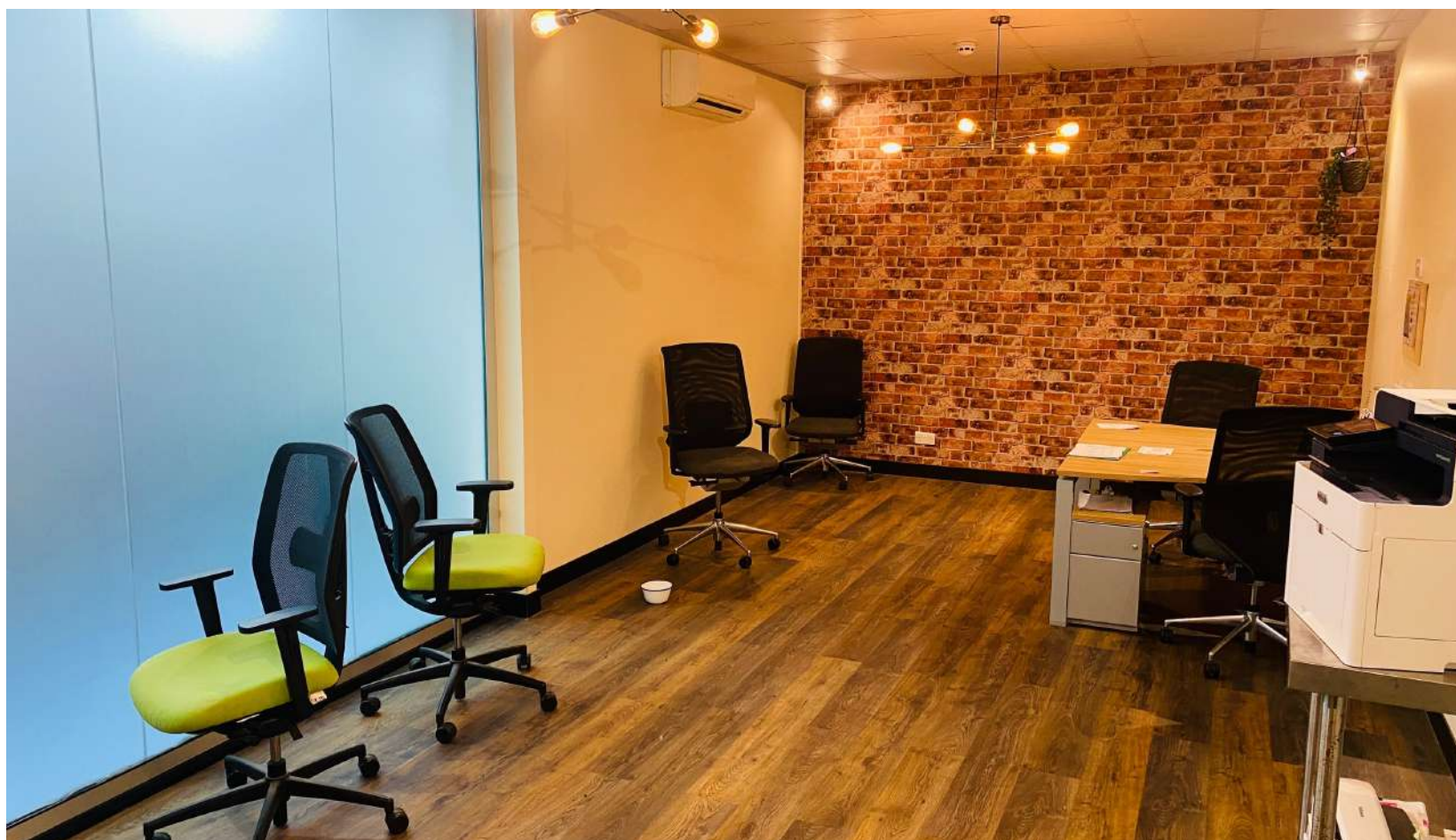
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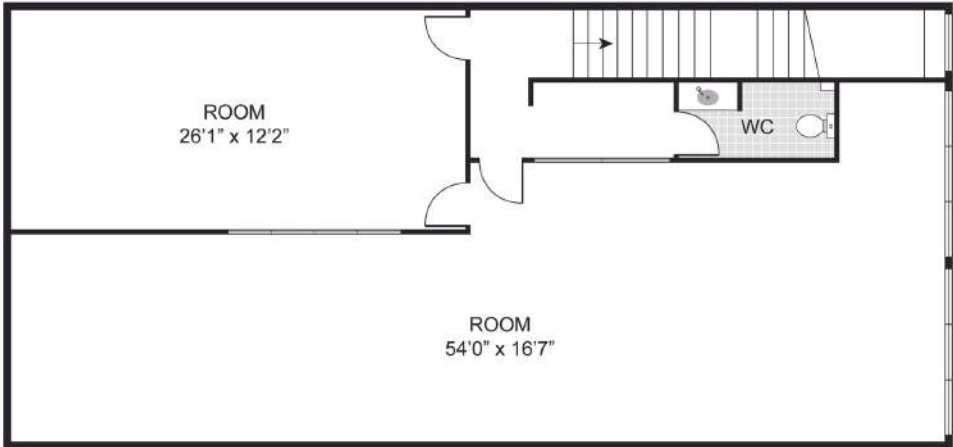
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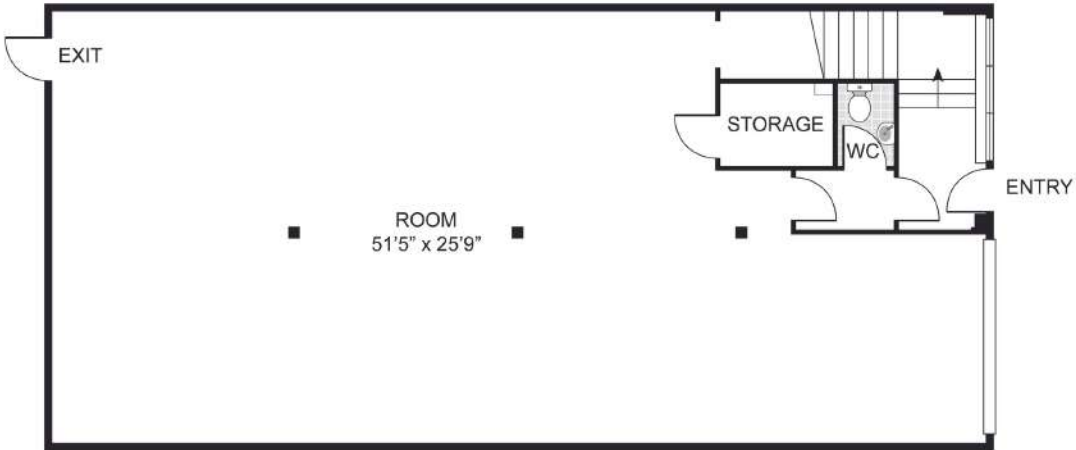


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FIRST FLOOR



GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.