

GREENWICH

7 GREENWICH CENTRE BUSINESS PARK

NORMAN ROAD

SE10 9QF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**END OF TERRACE WAREHOUSE PREMISES WITH 1ST FLOOR OFFICES
ALLOCATED FORECOURT PARKING | 2,809 SQ.FT (261 SQ.M)**



Location / Description


Greenwich is a popular suburb situated approx. 6 miles from the City of London on the south bank of the River Thames. The property is located in Greenwich Centre Business Park, Norman Road (B208) between the A206 Greenwich High Road and the A200 Creek Road West of the Greenwich Town Centre providing

direct links to Central London and the Blackwall Tunnel. The estate is well served for public transport with Greenwich mainline station located within walking distance and offering frequent services into the City, Canary Wharf and North Kent. The property comprises an end of terrace two storey business unit with front and side forecourt areas. Internally the ground floor provides open plan warehouse accommodation with roller shutter access. The first-floor offices are arranged to offer a mixture of open place and cellular rooms and kitchen. The property benefits from a gas supply and air conditioning.

Accommodation

(with approximate gross floor areas)

Ground Floor:	1,493sq.ft	138sq.m
1 st Floor:	<u>1,316sq.ft</u>	<u>122sq.m</u>
Total Floor Area:	2,809sq.ft	261sq.m
Forecourt Parking:	8 Vehicles	

Terms	Planning
<p>The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of; £36,000 (Thirty-Six Thousand Pounds) pax.</p>	<p>We understand the property falls under Class E (Commercial, Business and Service) of the Town & Country Planning Use Classes Order as of 1st September 2020. Consent may be required for any external alterations (e.g. ventilation & extraction). All uses are subject to Landlord's approval. Interested parties are advised to make their own enquiries to The Royal Borough of Greenwich.</p>
Rating Assessment	Viewings
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,354.25 (2022/32 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>Available by prior appointment via sole agents:</p> <div data-bbox="943 1077 1271 1293" style="text-align: center;">  <p>LINAYS COMMERCIAL</p> <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p> </div> <p>Contact: Mandeep Cheema mc@linays.co.uk</p>
VAT	
<p>The property is not currently elected for VAT.</p>	
CEPC	
<p>Awaited.</p>	