

# HUMMERSTONE & HAWKINS

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## SELF CONTAINED COURTYARD OFFICE TO LET



Newly built office / class E use unit to let.

Floor area of C. 82 square metres / 882 square feet.

Premises includes one parking space.

Open plan floor space with kitchenette and toilet.

LED lighting, UPVC double glazing and a floor covering.

Considered suitable for users inc offices, medical and leisure.

**Unit 7, Dennington Mews**

**Kashgar Road**

**Plumstead, SE18 1DY**

Tenure: **TO LET**

Rent: **£15,000 per annum**

**Hummerstone & Hawkins**  
Tel: 0208 303 1061

**LOCATION:**

Dennington Mews is located just off Kashgar Road, offering a tucked-away setting with good access to local amenities. The area is characterised by tree-lined streets, period properties, and a friendly neighbourhood feel. Plumstead High Street and the nearby Woolwich town centre provide a range of shops, cafés, and services, while green spaces such as Plumstead Common are within easy reach. The area has good transport links—including Plumstead and Woolwich Arsenal stations, as well as the Elizabeth Line at Woolwich—making the location convenient for travelling into central London.

**DESCRIPTION:**

Unit 7, Dennington Mews forms part of a self contained courtyard on 8 newly built ground floor office / class E use units.

The unit enjoys its own private access from the forecourt. The rectangular shaped floor area is open plan and includes a kitchenette and W/C unit. In terms of specification the space is fitted to a good, modern standard throughout to include LED lighting, UPVC double glazing and a laminated floor covering.

**RENT:**

Commencing rental of £15,000 per annum. Rents are to be paid quarterly in advance.

**TERMS:**

The premises are available to let by way of a new FR&I lease to be granted outside the security provisions of the Landlord & Tenant Act for a term of years to be agreed.

A minimum rental deposit of 3 months will be required, subject to status.

**SERVICE CHARGE:**

A service charge is applicable in respect of the upkeep and maintenance of the common parts. We have been informed the current amount is 10% of the annual rent.

**VAT:**

We have been advised by our clients that the property is not elected for VAT.

**EPC:**

The premises has an EPC rating of B (Ending 2034)

**RATES:**

We understand that the rates payable on the premises are being assessed.

Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive and should contact the London Borough of Greenwich.

**PLANNING:**

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

