

THE WOOLWICH CENTRE

35 WELLINGTON STREET LONDON SE18 6HQ



Plug and play contemporary offices with exceptional transport connections

OFFICE

TO LET

2,096 TO 42,692 SQ FT

(194.72 TO 3,966.22 SQ M)

- Elizabeth Line accessibility
- CAT A+
- Ready to occupy
- Panoramic views of London
- Open plan layout
- EPC B and DDA accessible

THE WOOLWICH CENTRE, 35 WELLINGTON STREET, LONDON, SE18 6HQ

OVERVIEW

Available Size	2,096 to 42,692 sq ft
Rates Payable	£7.22 per sq ft
EPC Rating	Upon enquiry

DESCRIPTION

The Woolwich Centre comprises a modern office building and civic hub situated in the heart of Woolwich Arsenal, which opened in 2011. Set across eight storeys, the property offers conventional office accommodation, a top floor 'gallery', with panoramic views of the capital, and civic facilities on the ground floor including a library.

The fourth and fifth floor contain approximately 40,000 sq. ft of open plan, modern office space with extensive window coverage and a plentiful supply of natural light. Both floors also have an extensive supply of meeting rooms, W/C facilities, dedicated breakout space, and a kitchenette.

The top floor gallery is partially suspended and equates to 2,096 sq. ft. The space benefits from panoramic floor-to-ceiling windows throughout, providing truly unique accommodation with unrivalled views.

LOCATION

Woolwich is south east London's best connected location with exceptional public transport and road connections.

The Woolwich Centre building enjoys easy access to Elizabeth Line, DLR, National Rail, Bus and Clipper stations.

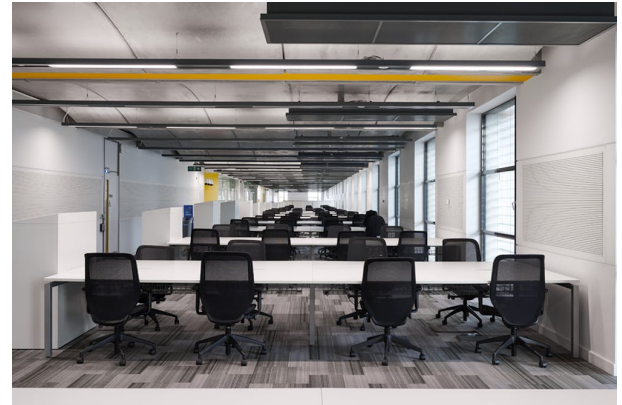
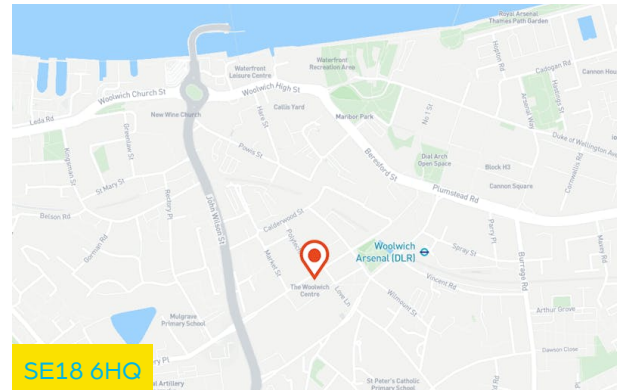
The Woolwich ferry, Blackwall and Silvertown tunnels are all within a short drive.

The immediate setting is exceptional, directly opposite the stunning Grade II listed Town Hall, adjoining General Gordon Square and a short walk from the open air market at Beresford Square which leads to the historic Royal Arsenal Riverside Development.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	20,298	1,885.75	Available
5th	20,298	1,885.75	Available
7th	2,096	194.72	Available
Total	42,692	3,966.22	



VIEWING & FURTHER INFORMATION

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