

46 Ennersdale Road, Hither Green, London, SE13 6JB

Smart, serviced office to let on all inclusive terms

- Ground floor office available on flexible licence terms
- Approx. 200 sq ft (NIA) - ideal for 2-3 desks
- Fully furnished and well-presented workspace
- Air conditioning and high-speed internet
- Access to meeting room, kitchen and shared facilities
- All-inclusive rent - no hidden or additional costs
- £9,000 per annum (£173 per week)

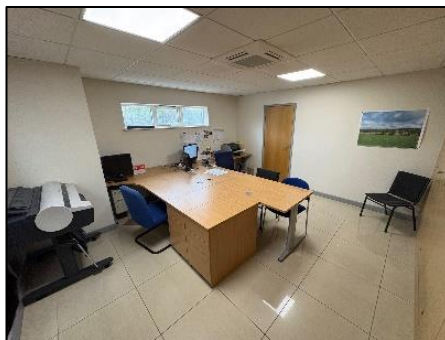


A smart and well-appointed ground floor office suite available on flexible, all-inclusive terms. The space extends to approximately 200sq ft and is largely square in layout, providing an efficient and comfortable working environment.

The office is currently fitted with two large L-shaped workstations and extensive floor-to-ceiling storage along one wall. It can easily accommodate up to three desks if required. Air conditioning ensures a comfortable working environment year-round.

Tenants benefit from shared use of a fully equipped meeting room (seating up to 8 people), available at no extra cost, along with kitchen and welfare facilities. The all-inclusive licence fee covers rent, business rates, utilities, and high-speed internet-offering simplicity and cost certainty.

The building is home to a small number of professional occupiers, including a building contractor and an architectural practice, creating a pleasant and productive working atmosphere.



020 3633 3733

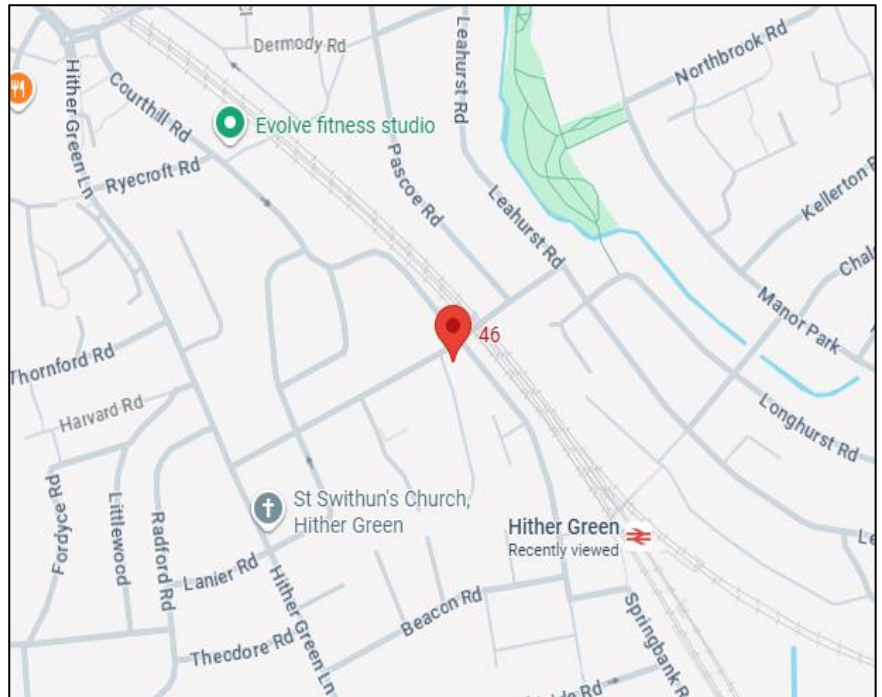
info@attwood.realestate

The property occupies a prominent corner position at the junction of Ennersdale Road and Nightingale Grove within a modern, attractive building.

Hither Green Station is located just over a quarter of a mile away, providing fast and frequent rail services:

- London Bridge - approx. 10 minutes
- Cannon Street - approx. 18 minutes
- Charing Cross - approx. 20 minutes

The surrounding area offers a vibrant mix of cafés, restaurants, and independent shops. More extensive retail and leisure amenities are available in Lewisham town centre, less than one mile to the north.



Terms

A new flexible licence is available at an all-inclusive rent of £9,000 per annum (£173 per week). VAT is not applicable.

Energy Performance

The property has an EPC rating of Band C. A copy of the certificate is available upon request.

Availability & Viewings

020 3633 3733

Available for immediate occupation.

info@attwood.realestate

Viewings can be arranged at short notice

An ideal opportunity for small businesses, freelancers or start-ups seeking a professional, cost-effective workspace in a well-connected South East London location.

This brochure and its content is copyright of Attwood Real Estate Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Attwood as agents have endeavoured to check the accuracy of these particulars but offer no guarantee, we therefore advise that any prospective purchaser or tenant employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

020 3633 3733

info@attwood.realestate