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TO LET

FIRST FLOOR MEDICAL / CLASS E SPACE – 4,704 SQ FT (437 SQ M)

UNIT 8, EQUITABLE HOUSE, 7 GENERAL GORDON SQUARE, WOOLWICH, SE18 6FH

DESCRIPTION

The first floor of Equitable House offers bright space, perfectly suited for healthcare providers, wellbeing operators, or other E Class uses. The layout is arranged as a mix of consulting rooms and offices of varying sizes.

The suite is accessed via a staircase from the ground floor reception and also benefits from a wheelchair accessible lift, providing flexibility for different occupier requirements.

The space would suit medical or office use, or alternative Class E users, subject to suitability.

LOCATION

The property forms part of a prominent, mixed use building in Woolwich town centre, located directly opposite Woolwich Arsenal Train and DLR Station. The DLR provides direct access to Bank (29 mins), London City Airport (5 mins) and Stratford (21 mins). The railway station provides direct access to London Bridge (23 mins), London Cannon Street (28 mins) and London St Pancras (39 mins).

Woolwich station, serviced by the Elizabeth Line, is approximately a 3 minute walk away, providing direct access to Canary Wharf (8 mins), London Liverpool Street (15 mins), London Paddington (27 mins) and Heathrow (1 hour).

ACCOMMODATION (NET INTERNAL AREA)

FLOOR	SQ FT	SQ M
First Floor	4,704	437

The total Gross Internal Area is approximately 5,554 sq ft

FEATURES

- 4,704 sq ft of first floor space
- Configured as multiple rooms of varying sizes
- Previously occupied as a medical centre
- Reception / waiting area
- Air conditioning
- Suspended ceiling
- LED lighting (in part)
- Perimeter trunking
- Secondary glazing
- Male and Female WCs, including disabled WCs
- Class E use

RENT

£100,000 per annum exclusive

TENURE

Available via a new lease direct from the Landlord.

RATES

The rateable value from 1st April 2026 is £96,000.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common and external areas of the building.

VAT

This Property is not VAT Elected.



VIEWINGS

Alex Thomson

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e: athomson@shw.co.uk

Tom Reed

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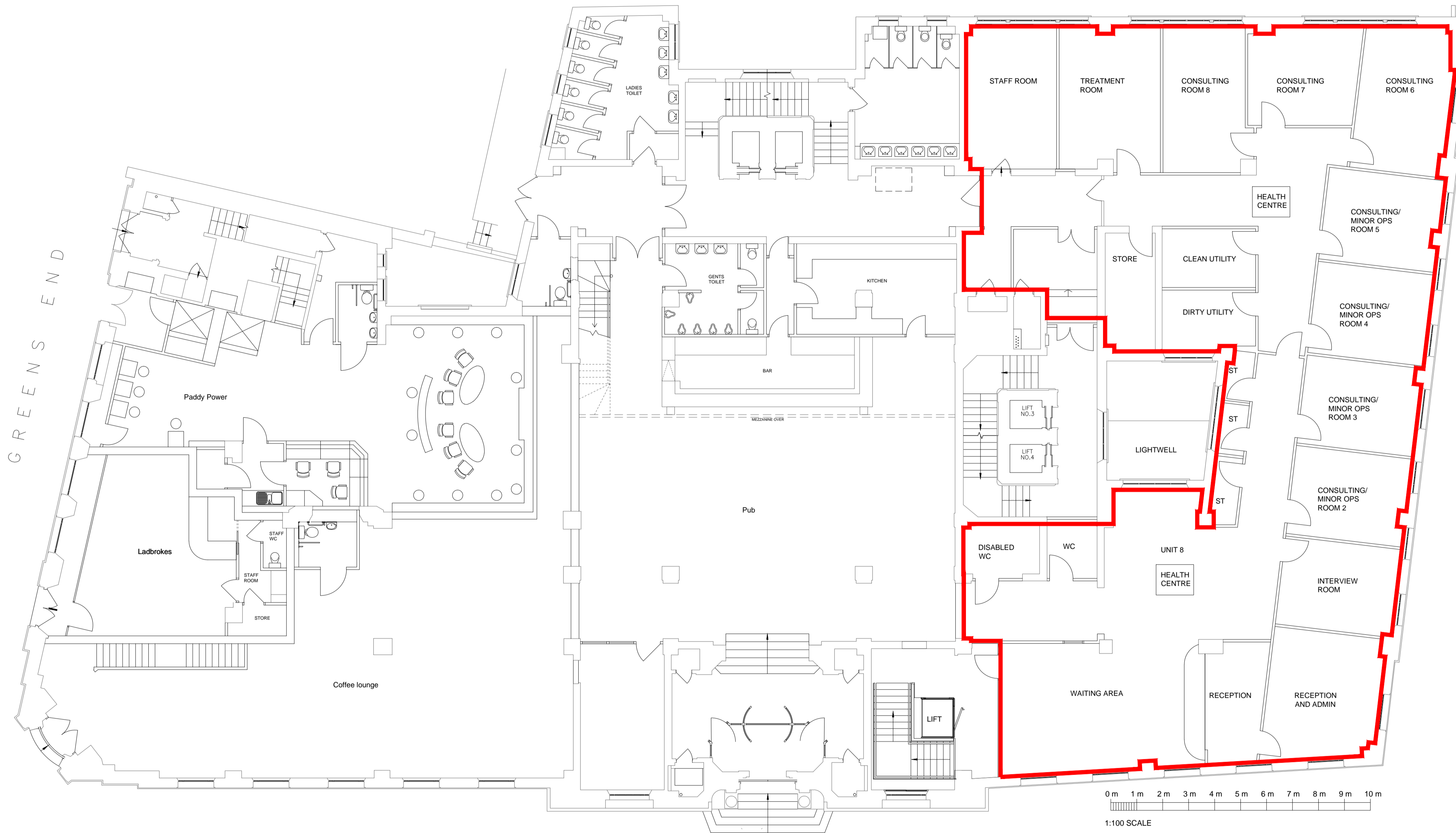


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GREENS END

GENERAL GORDON PLACE

KEY
 BOUNDARY OF AREA SUBJECT TO CHANGE OF USE APPLICATION

Rev	Date	Comments
Client		
Mr Kandel The Woolwich College Floor 2 114-123 Powis Street London SE18 6JL		
Project		
Change of Use of Unit 8, Upper Ground Floor Equitable House 7 General Gordon Square London SE18 6FH		
Title		
Existing Upper Ground Floor Plan		
Project No.		Date
4111		APRIL 2024
Drawing No.		Revision
ED-01		
Scale		Drawn
1:100@A1		GH
		Check
		JH

PLANNING