



39-40 GREENWICH MARKET, GREENWICH, LONDON, SE10 9HZ

LOCATION

The property is located within Greenwich Market, which forms part of the Maritime Greenwich World Heritage Site, rich with impressive architecture and key historical sites including Cutty Sark, Royal Observatory and National Maritime Museum.

The immediate vicinity continues to grow in popularity with independent retailers such as Ben Oakley Gallery, and Mr Humbug nearby, as well as high street brands including Rush Hair, Oliver Bonas, and Gail's Bakery.

Cutty Sark DLR station is located within 0.1 miles providing services to the City and Canary Wharf with Greenwich mainline station also located close by.

DESCRIPTION

The premises comprises a second-floor office unit, with a shared main entrance located on Turnpin Lane, immediately next to Ben Oakley Gallery.

The office accommodation is mainly open plan, and features a self-contained kitchenette and shower room, with shared WC facilities available at landing level.

The property benefits from laminate flooring, gas central heating, cat II lighting, and fibre broadband.

ACCOMMODATION

The property has the following approximate net internal areas:

Offices	74.22 sq m	(799 sq ft)
Kitchen	39.08 sq m	(98 sq ft)
Total	84.49 sq m	(897 sq ft)

B1 UNIT TO LET

83.30 SQ.M (897 SQ.FT)



TERMS

The premises is available by way of a new full repairing and insuring lease for a term to be agreed, contracted outside the Landlord and Tenant Act 1954 Part II (as amended) and subject to five yearly upward only rent review.

A 6 month deposit will be required.

PLANNING

We understand that the property has B1 planning consent, however interested parties should make their own enquiries of the local authority.

RENT

£18,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

The current budget for 2022-2023 is 12,061.26pa which includes gas central heating to offices, lighting and cleaning to communal areas, bin collection, and maintenance for communal areas.

BUSINESS RATES

The property is entered in the 2023 rating list with a rateable value of £8,800. Interested parties should contact the local authority to confirm rates payable.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC has been commissioned.

VAT

VAT will be chargeable on the terms quoted.

VIEWING

For further information, or to arrange an inspection, please contact sole agents Hindwoods 020 8858 9303.
Charlene Nicholls: C.nicholls@hindwoods.co.uk



You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasingbusinesspremises.co.uk

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