

112-116 TRAFALGAR ROAD, GREENWICH, SE10 9UW

TO LET ON NEW LEASE



NEW GROUND FLOOR AND BASEMENT RETAIL/OFFICE PREMISES 143.67 sq. m. (1,547 sq. ft.)

RENT: £29,950 PER ANNUM EXCLUSIVE

Location

The property is situated on a prominent corner site at the junction of Trafalgar Road with Woodlands Crescent. Greenwich Town Centre is approximately ½ mile to the west.

Maze Hill mainline station is easily accessible providing services into Central London and Kent and the Blackwall Tunnel approach road is situated approximately 1 mile to the east.

Description

The subject property comprises the ground floor and part basement of a striking new mixed use building. In addition to the main office area there is space suitable for use as a staff or meeting room. Provision has been made for WC installation at basement level in addition to an accessible WC on the ground floor.

The unit is finished to shell with capped off services though a shop front has been installed.

Accommodation

The property has the following approximate net internal areas:

Ground Floor	108.60 sq. m. (1,170 sq. ft.)
Basement	35.07 sq. m. (377 sq. ft.)
Total	143.67 sq. m. (1,547 sq. ft.)

Terms

The property is to be let on a new lease for a term to be agreed.

Rates

The property is yet to be assessed. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

We have been advised that the property benefits from A1 retail and A2 office consent. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rent

£29,950 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4394

"You should be aware that the Code of Practice on Commercial Leases in England and Wales 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.commercialleasecode.co.uk".