

**SUITE 1, NORMAN HOUSE, 110-114 NORMAN ROAD,
GREENWICH, LONDON, SE10 9EH**

TO LET ON NEW LEASE



SECOND FLOOR OFFICE SUITE
Approx: 236.25 sq. m. (2,542 sq. ft.)

RENT: £33,000 PER ANNUM EXCLUSIVE

Location

The property is situated in a prominent position at the junction of Norman Road and Greenwich High Road within 500 metres of the Greenwich Docklands Light Railway and mainline station serving Central London, Docklands and Kent. Road links via the A2/A20 provide easy access into Central London and out onto the motorway networks serving the rest of the region.

Description

The office suite comprises part of the second floor of a detached building and has been partitioned to provide a kitchen, individual office and meeting area in addition to the main open planned office.

Carpet tiles are fitted together with category II lighting and some recessed spot lights.

The suite enjoys excellent natural light.

There is an 8 person passenger lift, male and female WCs and shower facilities available in the central core.

One allocated car space is available on site.

Accommodation

The property has the following approximate net internal areas:

Second Floor Accommodation 236.25 sq. m. (2,542 sq. ft.)

Terms

The property is to be let on an effective full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge will be levied, details upon application.

Rates

The property is entered in the 2010 rating list with a rateable value of £26,500. 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

The premises have most recently been used for B1 offices. 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

£33,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable on rent and other charges.

Viewing

Strictly by prior arrangement with joint sole agents Hindwoods – 020 8858 9303 or Acorn Commercial – 020 8315 5454.

CG4620

"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".