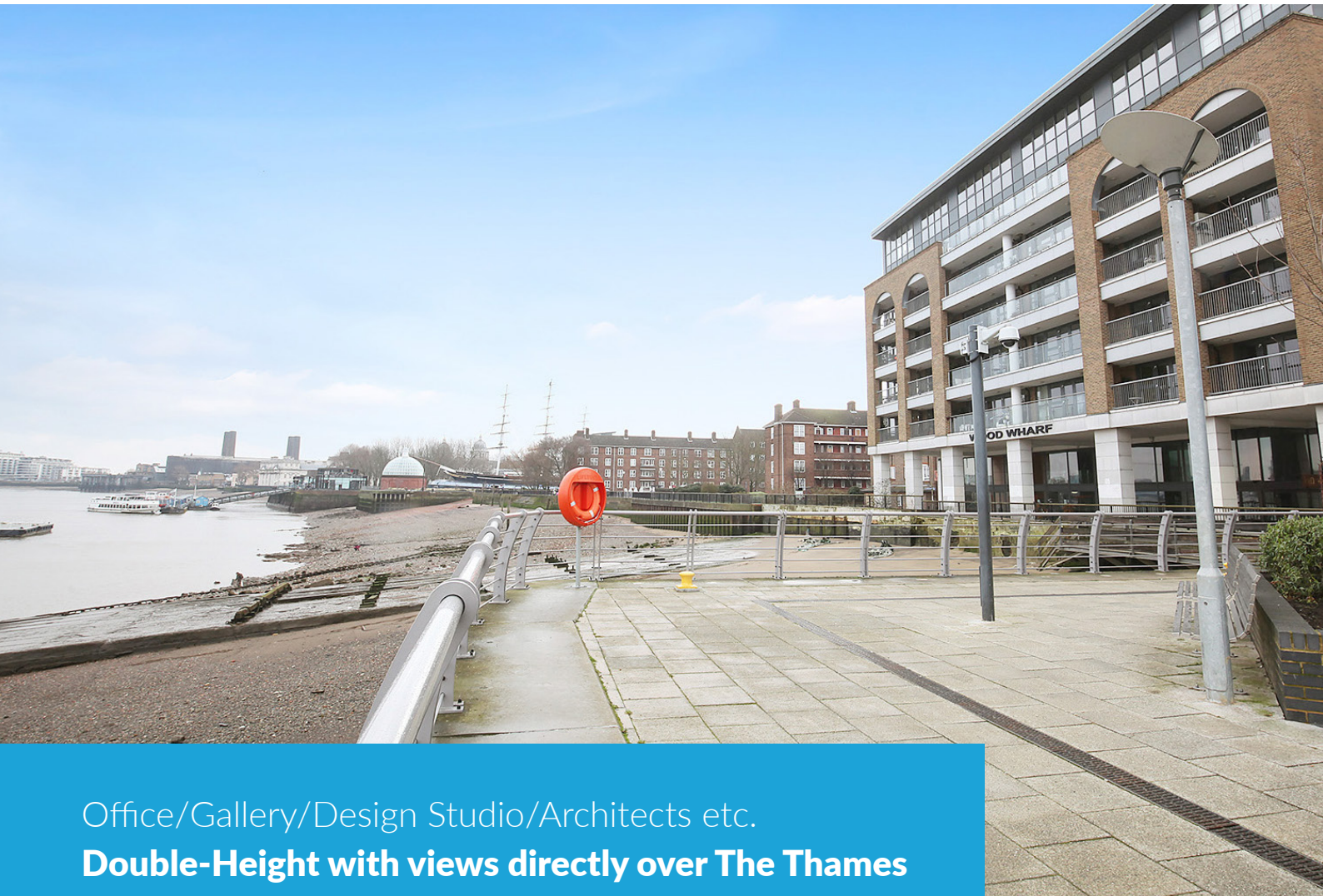




RETAIL PROPERTY
New Lease

Greenwich - Office/Gallery/Design Studio/Architects etc.

Double-Height with views looking directly over The Thames



Office/Gallery/Design Studio/Architects etc.
Double-Height with views directly over The Thames
Wood Wharf, Horseferry Road, London SE10 9BB

Approx 6,829 sq ft (Potentially up to 12,000 sq ft)

Location

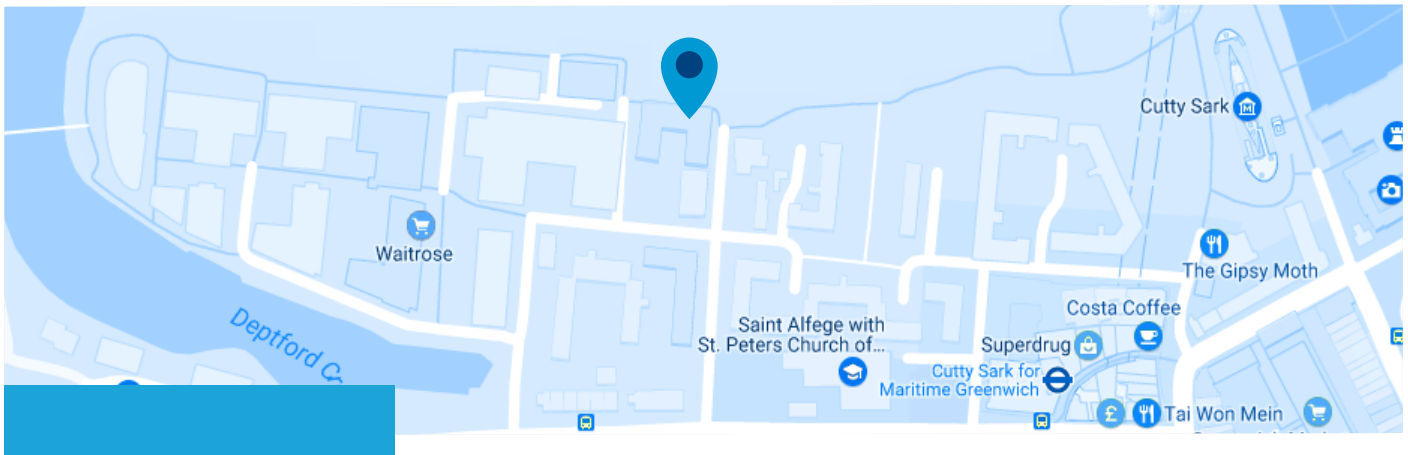
Wood Wharf is a residential-led development, a 3 minute walk from Cutty Sark DLR station and Greenwich Church Street. It sits literally on the bank of The Thames, located along Horseferry Place, which is 150 yards from Creek Road.

There is a riverside pedestrianised walkway between Wood Wharf and the tourist attraction of Cutty Sark (a 3 minute walk). Fuller's "The Sail Loft" pub and restaurant is located in the adjacent New Capital Quay scheme, which comprises some 636 apartments along with the UK's second largest Waitrose.

Nearby



Greenwich - Office/Gallery/Design Studio/Architects etc.



Accommodation

Arranged over ground and mezzanine floors (part of the ground floor is double-height), with covered external public entranceway, providing following approx. areas:

Ground Floor	3,615 sq ft
Mezzanine Floor	3,214 sq ft
Up to 3 Parking Spaces	n/a
Total Area	6,829 sq ft 634.67 sq m

*Potentially up to 12,000 sq ft is available.

Lease

A new lease is available directly from the freeholder.

A Virtual-Freehold may be available.

Subject to Vacant Possession.

Rent

£150,000 pax, Subject to Contract.

Uses

B1 and D1 are currently being applied for.
Existing D2 use.

Rates

We understand that the property is assessed as follows.

Rateable Value	£58,138
Payable 2017/18	£28,895

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Contact

For further information or a **strictly confidential** viewing contact:

Theo Benedyk tb@lewiscraig.co.uk

Or our joint agent:

Paul Belchak pb@paulbelchak.com

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.