

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

## OFFICE INVESTMENT

VIRTUAL FREEHOLD FOR SALE

**c.220 SQ METRES OF SHELL & CORE**

PART FIT-OUT TO SUIT SHORT TERM OCCUPATION

\*2-3 YEARS - RENT C£42,000 PA.

GROUND FLOOR USE CLASS 'E'

PART OF NEW DEVELOPMENT

OFF VANBRUGH HILL/WOOLWICH ROAD



**UNIT 6 A&B, HAWTHORNE CRESCENT,  
EAST GREENWICH, SE10 9HJ**

**OFFERS IN EXCESS OF £450,000 PLUS VAT**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: [Commercial@johnpaynecommercial.com](mailto:Commercial@johnpaynecommercial.com)

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	Just off Vanbrugh Hill and Trafalgar Roads close to the junction with Blackwall Lane affording quick access to the A2/M2 and The Dome. The space forms part of a new mixed-use development, beneath over 300 residential units on the site of the former Greenwich Hospital, where other occupiers include Costa Coffee, Magnet kitchen showroom, Sainsbury's Local, Thai restaurant, and offices for Greenwich Council.
<b>Description:</b>	220 sq metres (2,367 sq ft) of ground floor open plan shell and core space, ready for tenant fit-out and referred to as unit 6A & 6B – as per the attached plan. By virtue of the short-term tenancy, an element of fit-out has taken place but not to a significant degree. The property is currently used as offices for Mace Ltd. and storage of light building materials. There are two separate entrances enabling sub-division if wanting to let part.  The original planning consent was for B1 use however the unit now falls within the new non-restrictive use class 'E'.
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local authority, being the Royal Borough of Greenwich.
<b>Terms:</b>	The space is to be let to Mace Ltd on a short-term lease (*2-3 years whilst they complete the fit out works of their neighbouring development) at a rent of c.£42,000 pa.
<b>Tenure:</b>	The property is offered on a long lease for a term of 999 years (less three days) from 12 November 2018 with zero ground rent.
<b>Service Charge</b>	Service charge estimated to be c.£8500 per annum.
<b>VAT:</b>	Purchase price is subject to VAT.
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/SM/HC6/C00774

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

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Classification - Public

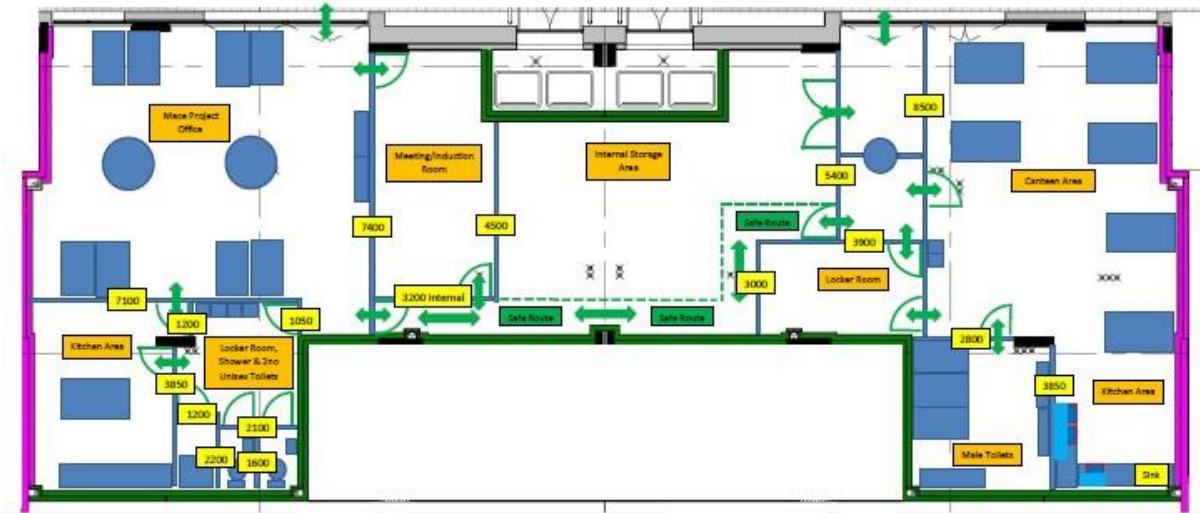


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