



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**95 Thames Street,
Greenwich,
SE10 9BY**

**FLEXIBLE SPLIT-LEVEL COMMERCIAL
UNIT AVAILABLE TO BUY**
(1,672 SQFT NIA)



Summary

- Flexible class-E commercial unit available to buy on Thames Street (Greenwich Riverside)
- Subject unit is split level (ground & basement) extending 1,672sqft (NIA)
- Property located beneath brand new boutique development by reputable developer comprising 6-luxury apartments
- 0.2 miles from Cutty Sark Station and 0.4 miles to Greenwich Station (DLR and Network Rail)
- We are inviting offers in the region of £325,000 (£194psf) for the freehold interest

Description

An exciting opportunity for investors and occupiers to secure a prime commercial unit in Greenwich amongst prominent new build apartments.

The subject corner unit benefits from glazed double frontage with accommodation laid over ground (955sqft) and basement (717sqft) totalling 1,672sqft (NIA).

The property gains from a flexible use class and is likely to appeal to a variety of occupiers. Users might include office, food and beverage providers and retailers.

We are offering the unit in shell and core condition with capped services (water and electric) is available immediately.

Location

The property is located on the corner of Thames Street and Norway Street just off Creek Road (A200).

The unit benefits from excellent transport links with both Cutty Sark station (0.2 miles) and Greenwich station (0.4 miles) providing DLR and National Rail services direct to London Bridge in under 15-minutes.

Both Greenwich Market and Greenwich Pier are a short walk offering excellent amenities close by. The subject property is located alongside the completed New Capital Quay development comprising 980 residential units and c.75,000sqft of commercial and leisure space.



PROPERTY ADDRESS

95 Thames Street
Greenwich
SE10 9BY





Floor Plans

Floorplans for the property are available upon request.

Terms

We are inviting offers in the region of **£325,000 (£194psf)** for sale. This is on the basis of a new 999-year lease being granted at a peppercorn ground rent, freehold interest also available.

VAT

The property is elected for VAT and therefore VAT will be charged on the sale price.

Business Rates

The property is yet to be rated by the VOA. We recommend interested parties make enquiries with **Greenwich Council** regarding likely annual rates payable.

CONTACT US



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