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**MODERN OFFICES TO LET
WITH PARKING**

**UNITS 4&5
GREENWICH CENTRE BUSINESS PARK
53 NORMAN ROAD
LONDON, SE10 9QF**

LOCATION:

The Greenwich Centre Business Park is located on Norman Road (B208), this links in to the A200 and the A206 giving good access to both the City and to Blackwell Tunnel Southern Approach, the A2 and the A20. Greenwich town centre is a short distance from the property with the Greenwich DLR station within a few minutes of the unit.

DESCRIPTION:

The property comprises a modern double office unit within a terrace of steel frame/brick built elevations. The floor area is arranged over two floors. The current specification includes:

Air conditioning
Perimeter Data Trunking & Raised floors
Suspended Ceiling with CAT II lighting
On site car parking for 6 cars
Mixture of open plan and cellular demountable offices

ACCOMMODATION:

The premises afford the following approximate net internal areas.

Ground Floor:	2749 sq ft – 255.37 sq m
First Floor:	2749 sq ft – 255.37 sq m
Total Area:	5498 sq ft – 510.74 sq m

TERMS:

Available by way of a new full repairing and insuring lease for a term to be agreed, with provision for regular rent review.

RENT: POA

RATES

RV 2017	£49,750
UBR 2018-2019	48.0p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC:

Rating: TBC

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

V.A.T.:

The terms quoted exclude VAT.

VIEWING:

Strictly via sole agents:

Baxter Philips
Tel: 020 8313 9000

Subject to contract

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