



First Floor at 4-5 Greenwich Business Park

53 Norman Road, Greenwich, London
SE10 9QF

Office Available To Rent

**Guide Price:
£35,000 Per Annum**



Offices at Greenwich
Business Park

Executive Summary

- **Property Type:** Offices
- **Tenure:** Leasehold – To Let
- **Size:** 2,745 sqft
- **Rental:** £35,000 per annum exclusive
- **Business Rates:** Approx. £21,367.50 per annum
- **EPC Rating:** C (74)
- **Parking:** Three designated car parking spaces
- **Connectivity:**
 - Greenwich – 3 minutes
 - Deptford – 8 minutes
 - St Johns – 13 minutes
 - Maze Hill – 17 minutes
 - Cutty Sark (DLR) – 7 minutes
 - Deptford Bridge (DLR) – 7 minutes



Offices at Greenwich Business Park

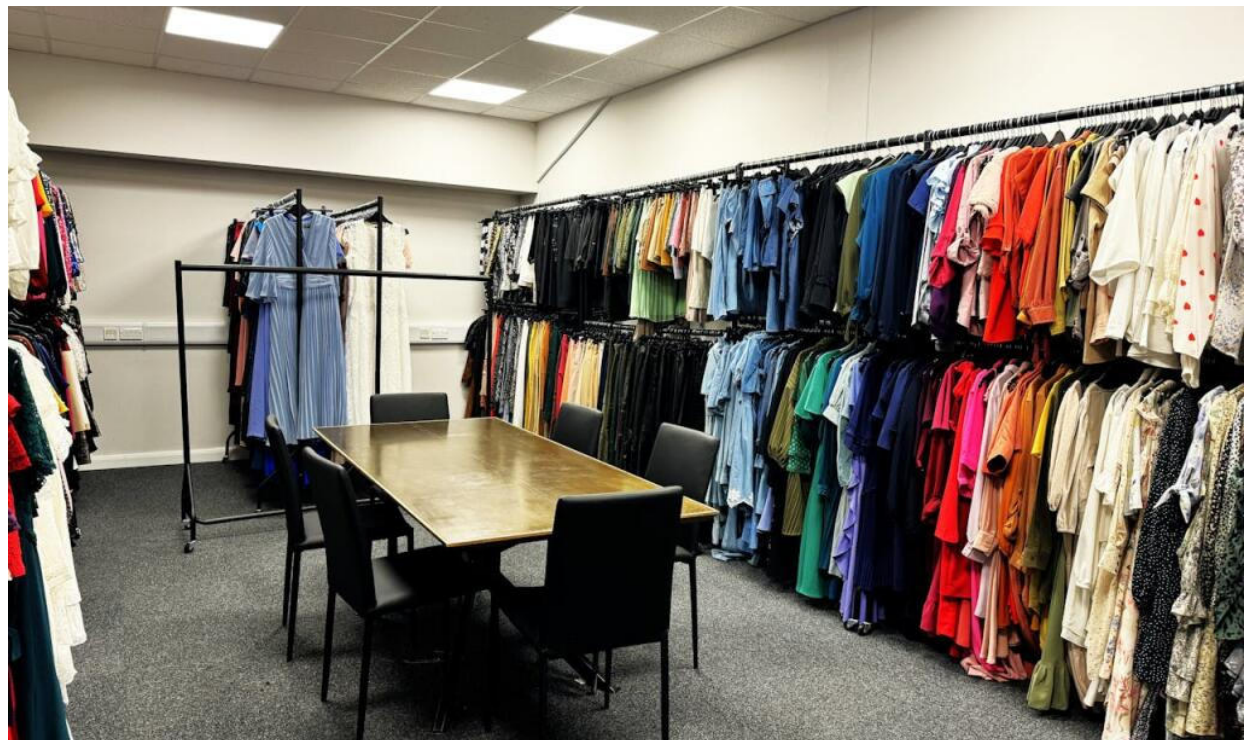
About the Offices

Comprising two adjoining integrated first-floor offices providing a total gross internal area of approximately 2,745 sq ft. The property benefits from a large forecourt with dedicated parking for three vehicles.

The first-floor offices have access to shared communal facilities, including a kitchen/break-out area, shower room, W.C.s and staircase, which also serve the ground floor accommodation.

Additional features include air conditioning, gas central heating, an intercom system and three-phase power.

Also available to let with the downstairs warehouse.





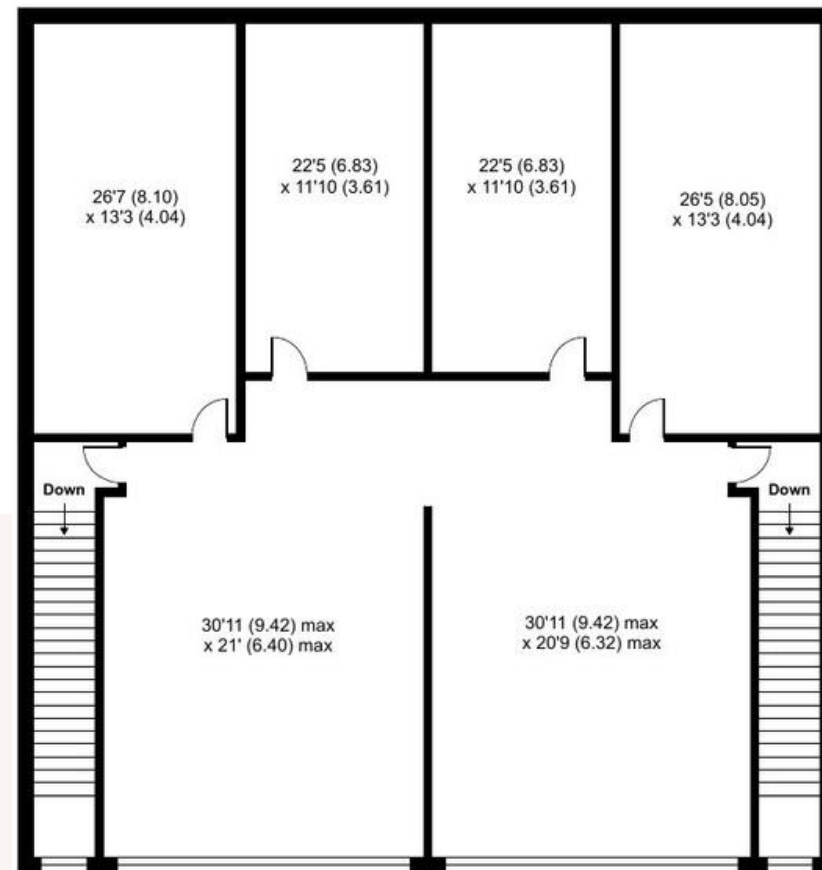
Location

The property is situated within Greenwich Centre Business Park, just off Norman Road (B208), which connects to the A200 and A206 for swift access to the Blackwall Tunnel and Central London. Greenwich Mainline and DLR stations are both within 0.2 miles, offering direct services to London Bridge in approximately 15 minutes and links to Canary Wharf and Stratford in under 25 minutes.

Floorplans



Offices at Greenwich
Business Park



First Floor

Further Information:

PROPOSAL:

£35,000 Per Annum

BUSINESS RATES:

Approx. £19,355 per annum

EPC:

C

VAT:

No

VIEWINGS:

Viewings are strictly by appointment only.



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