

# HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

## VARIOUS SIZED FIRST FLOOR OFFICES TO LET



Various 1<sup>st</sup> floor offices within a new build 3 storey building

Offices range from 184sq ft. up to 2,135sq ft.

Lift or stair access to the upper floors.

Offices to be let individually or combined.

Larger offices may suit education or therapy businesses.

Rentals range from £6,480 to £26,000 + VAT.

**106 PLUMSTEAD HIGH ST**

**PLUMSTEAD**

**SE18 1DU**

Tenure: **TO LET**

Rental: **From £6,480 + vat.**

**Hummerstone & Hawkins**  
Tel: 0208 303 1061

**LOCATION:**

Plumstead is an area of South East London within the Royal Borough of Greenwich. The town neighbours nearby Woolwich.

106 Plumstead High Street, fronts onto the busy High Street near to the junction with Lakedale Road and White Hart Road.

Plumstead High Street is a very busy local thoroughfare, with a high volume of traffic passing throughout the day and buses frequently pass the door. From the town centre there is good access to major road links and the nearby Plumstead train station offers a frequent service into London with a journey time of between 32 and 42 minutes.

**THE PROPERTY:**

All the offices are arranged over the first floor of a new build 3 storey mid terraced building. Entrance is at ground floor level into an open plan lobby area. Access from here to the upper floors is via either a lift or stairs. From the first floor landing there are doors to all of the offices.

From the landing there are also doors to a communal kitchen and separate ladies & gents toilets.

**APPROXIMATE MEASUREMENTS & RENTALS:**First floor

Office 1 - 428sq ft. £7,000pa + vat	Office 4 - 184sq ft. £6,480pa + vat
Office 2 - 352sq ft. £8,000pa + vat	Office 5 - 227sq ft. £6,480pa + vat
Office 3 - 184sq ft. £6,480pa + vat	Office 6 - 2,135sq ft. £26,000pa + vat

**TENURE:**

We understand that the office suites are available on short term lets or longer lease terms.

**SERVICE CHARGE:**

A service charge of 10% per annum is levied in respect of the management, lift service, and repair of the common parts.

**EPC:**

The premises has an EPC rating of 'C'.

**RATES:**

In the event that business rates become payable the tenant is to be responsible for the business rates attributable to the demised premises from the date of occupation.

**LEGAL FEES:**

If applicable, each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

**[Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.