

# HUMMERSTONE & HAWKINS

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## TO LET – OFFICE SPACE IN WOOLWICH



Office space in Woolwich  
available to let.

Total floor area of approximately  
710sq ft.

Usage hours between 6am –  
4:30pm, Monday – Friday.

Containing two small offices and  
one large office / meeting room.

Off street parking available to the  
rear of the property.

Property in good decorative  
condition.

130 Woolwich Church Street

Woolwich

SE18 5NQ

Tenure: TO LET

Rental: £1,125pcm

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property is located within a small parade of shops on Woolwich Church Street. It is located approximately 1 mile from Woolwich High Street which is an extremely busy High Street for a range of different commercial premises'. The property is also 3 miles from the Blackwall Tunnel which serves directly through to Essex and East London.

**DESCRIPTION:**

The property has a glazed frontage incorporating a single entrance door which is secured by an electric roller shutter. As you enter the property there is a rectangular waiting area with a water tank. Two small one person offices of approximately 60 square foot per unit. These offices are fully equipped with one single person desk and chair.

To the left of the premises is a walkway which leads through to a large office of around 380sq ft which has 4 large tables with a projector and whiteboard at the front of the office. This room is currently being used as a tuition room however could be converted to a meeting room / office during 6am – 16:30pm.

To the rear of the property is a separate ladies and gentleman's toilet and a small kitchenette of around 40sq ft. By the kitchen there is a rear fire door which leads to a small shared back yard.

**TENURE:**

The current tenants hold the property on a 5 year agreement and are looking to let the property out between the hours of 6am – 4:30pm Monday – Friday when the tuition centre is not active.

The rent being charged would be £1,125pcm and the property would initially be offered on a short term licence agreement for 12 months with 1 months' notice on either side.

**AGENCY NOTES:**

1. The property is only available 6am – 16:30pm Mon – Fri as tuition centre will be in use after that.
2. The electric will be a 50/50 split per calendar month.
3. Tenant will have full use of the tuition centre's equipment
4. Tuition centre will be liable for all repairs.

**EPC:**

An EPC has been commissioned to be carried out.

**RATES:**

The rateable value of this property is £6,400 therefore would qualify for small business rate relief.

**LEGAL FEES:**

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.**

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