



TO LET

Charlton House  
Charlton Road  
Charlton  
London  
SE7 8RE

Office Space Within Impressive  
Jacobean Mansion House





## Location

The property is located in Charlton within the Royal Borough of Greenwich, east of Greenwich town centre and west of Woolwich.

Access to the property is via Hornfair Road forming the western boundary. Approximately 0.6 miles north lies Charlton train station providing Thameslink and Southeastern services to central London in circa 30 minutes.

A bus stop is located 0.1 miles away on the B210 with a variety of buses serving central and south east London.

## Description

This Grade I listed Jacobean mansion house was built between 1607-1612 and is currently owned and operated by The Royal Greenwich Heritage Trust.

The space is located on the First Floor and boasts impressive original Jacobean fireplaces, oak floors & doors, high ceilings and architraves, all with intricate designs.

All rooms are all roughly rectangular in shape with single-glazed bay windows, plentiful electrical outlets, electric heating and a mix of chandelier lighting and modern lighting.

There is a free public car park nearby and free on-street parking on the surrounding roads.

## Accommodation

The Net Internal Floor areas (NIA) are approximately as follows:

### First Floor

Maryon	408.71 sq ft
Longhorn	473.61 sq ft
Percival	388.36 sq ft
Office	108.72 sq ft

<b>Total</b>	<b>1379.40 sq ft</b>
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### Service Charge

£15,000 inclusive of business rates, heating, power and insurance.

### Property Use

The property benefits from B1 use. Alternative uses will be considered, particularly within the new E class. However, interested parties should make their own enquiries of the local authority.

### Rent

£30,000 Per Annum Exclusive.

### Business Rates

Included in the rent.

### Property Terms/Tenure

Available on a new lease for a term to be agreed.

### VAT

VAT will be applicable upon rent and service charge.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Viewings

For further information, or to arrange an inspection strictly by prior arrangement with sole agents on 020 8858 9303:

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07720 407088

CG6314





Charlton

Charlton  
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Education Facility

Education Facility

250 m

500 m

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