

## 46 Ennersdale Road, Hither Green, London, SE13 6JB

Smart, serviced office to let on all inclusive terms

- Ground floor office available on flexible licence terms
- Approx. 200 sq ft (NIA) - ideal for 2-3 desks
- Fully furnished and well-presented workspace
- Air conditioning and high-speed internet
- Access to meeting room, kitchen and shared facilities
- All-inclusive rent - no hidden or additional costs
- £7,800 per annum (£150 per week)

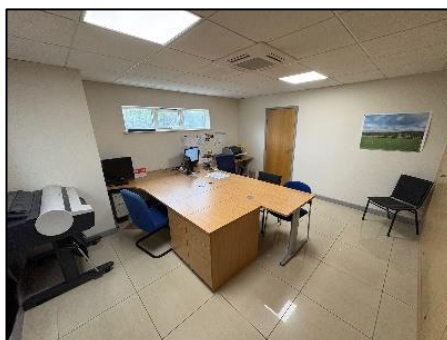


A smart and well-appointed ground floor office suite available on flexible, all-inclusive terms. The space extends to approximately 200sq ft and is largely square in layout, providing an efficient and comfortable working environment.

The office is currently fitted with two large L-shaped workstations and extensive floor-to-ceiling storage along one wall. It can easily accommodate up to three desks if required. Air conditioning ensures a comfortable working environment year-round.

Tenants benefit from shared use of a fully equipped meeting room (seating up to 8 people), available at no extra cost, along with kitchen and welfare facilities. The all-inclusive licence fee covers rent, business rates, utilities, and high-speed internet-offering simplicity and cost certainty.

The building is home to a small number of professional occupiers, including a building contractor and an architectural practice, creating a pleasant and productive working atmosphere.



**020 3633 3733**

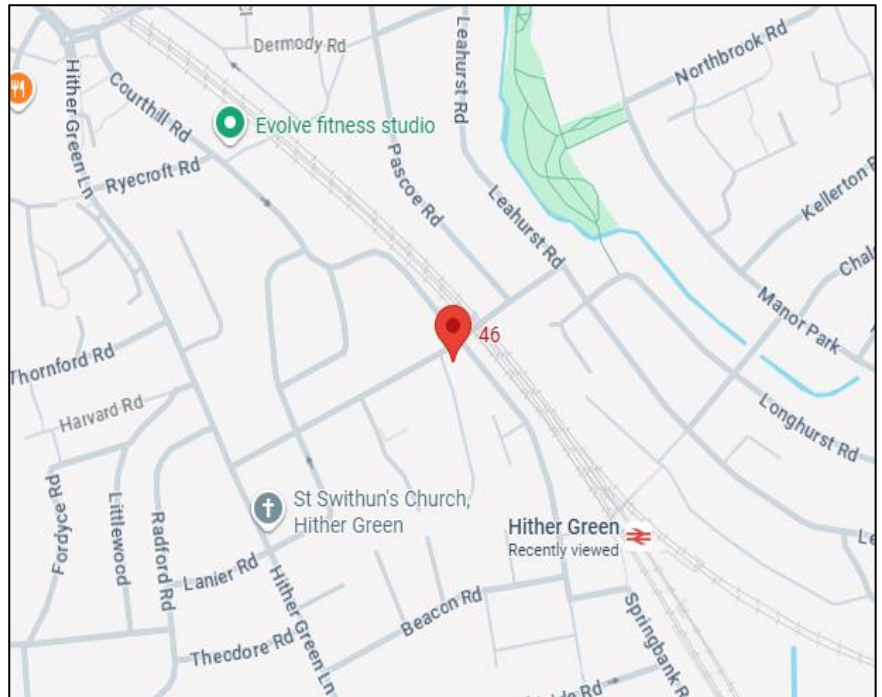
[info@attwood.realestate](mailto:info@attwood.realestate)

The property occupies a prominent corner position at the junction of Ennersdale Road and Nightingale Grove within a modern, attractive building.

Hither Green Station is located just over a quarter of a mile away, providing fast and frequent rail services:

- London Bridge - approx. 10 minutes
- Cannon Street - approx. 18 minutes
- Charing Cross - approx. 20 minutes

The surrounding area offers a vibrant mix of cafés, restaurants, and independent shops. More extensive retail and leisure amenities are available in Lewisham town centre, less than one mile to the north.



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## Terms

A new flexible licence is available at an all-inclusive rent of £7,800 per annum (£150 per week). VAT is not applicable.

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## Energy Performance

The property has an EPC rating of Band C. A copy of the certificate is available upon request.

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## Availability & Viewings

020 3633 3733

Available for immediate occupation.

[info@attwood.realestate](mailto:info@attwood.realestate)

Viewings can be arranged at short notice

***An ideal opportunity for small businesses, freelancers or start-ups seeking a professional, cost-effective workspace in a well-connected South East London location.***

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