



**HENSHALL & PARTNERS**

REAL ESTATE ADVISORS



**7-8 Dreadnought Walk,  
Greenwich SE10 9DY**

**RIVERSIDE COMMERCIAL UNIT AVAILABLE**

**(3,753 SQFT)**

# Summary

- **Commercial unit (Class-E)** available **for sale** or **rent** on **Dreadnought Walk** (Greenwich Riverside)
- **Split-level unit** (ground & first), extending **3,753sqft (NIA)**
- Positioned along the River Thames waterfront facing **Canary Wharf**, the property is just an **8-minute** walk to **Cuttly Sark station (DLR)**
- Suitable for a **range of occupiers**, including **restaurants, gyms, retailers** or **offices**
- Guiding **£1,150,000** (£306psf) for the **long leasehold interest (999-years)** or **rental offers** considered at **£75,000pax** (£20psf) on a **new FRI lease**

# Description

Rare opportunity to acquire a **prime commercial unit** (Class-E) within Greenwich's waterside village **New Quay Capital** delivered by **Galliard Homes**.

Property is **split level** and extends **3,753sqft (NIA)**, benefiting from **glass frontage** and **picturesque River Thames views** towards the **Canary Wharf**.

Accommodation lends itself to a wide range of occupiers, including **gyms, restaurants, retailers** or **offices**.

Space is ready for **immediate occupancy** and is **available as seen**.

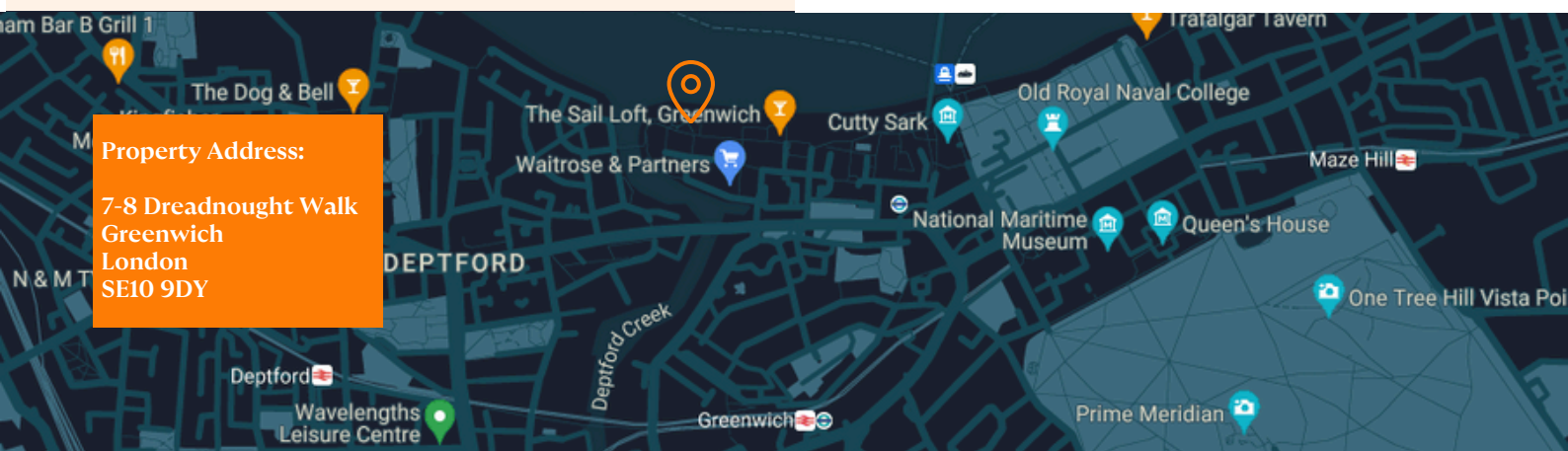
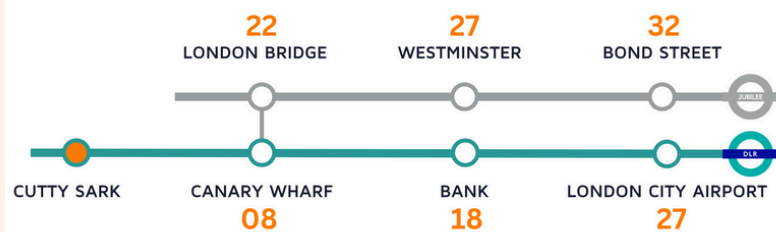
# Location

The property is conveniently located on **Dreadnought Walk** accessible via Dowells St along the riverside.

Located within Galliard Homes' riverside scheme, comprising **980 residential units** and **commercial space**.

**Cuttly Sark station** (DLR line), **Greenwich station** (DLR line) and the **Uber boat** are accessible in **less than 15-minutes**, providing direct links into the City in **less than 30-minutes**.

The area benefits from a blend of residential and commercial activity, with **Waitrose, Costa Coffee** and **The Sail Loft** public house all close by.



# Viewings

Available via prior appointment, contact **Henshall & Partners** to arrange.

# Business Rates

We recommend interested parties make their own enquires with the **London Borough of Greenwich** as the unit is **yet to be rated** by the VOA.

# Terms

We are inviting offers in the region of **£1,150,000 (£306psf)** for the **long leasehold interest (999-years)**.

Rental offers to be considered at **£75,000pax (£20psf)** for a new **FRI lease** direct with the landlord.



## CONTACT US

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