



TO LET

The Studio
Linear House
Peyton Place
Greenwich
London
SE10 8RS

Characterful E Class space – Possible uses include Pilates, Creative studio, Offices, Art Café

£27,800 per annum + VAT





Location

Linear House is situated on the southern side of Greenwich town centre, a short distance from the High Road.

The property benefits from excellent public transport links via Greenwich station which provides National Rail and DLR services a short walk from the location. Cutty Sark station and Uber boats from Greenwich Pier are also easily accessed. Bus routes stop on the High Road which provide links to the O2 and central London. A public car park is conveniently situated in Burney Street.

Nearby amenities are plentiful with Greenwich Park, gyms, bars, convenience retail and Greenwich Market all nearby.

Description

The available space is located at ground floor level within an attractive brick faced building benefitting from a private entrance directly from Peyton Place.

The unit is mostly open plan with exposed brickwork beneath a timber trussed roof with a lantern style roof window providing natural light. There is potential to add a mezzanine area.

Storage areas and a WC are provided. A shared kitchen is available as well as a waiting area from which the property may also be accessed. A security alarm is fitted and 24 hour access is available.

Property Size

Ground Floor	824 sq. ft.
Mezzanine Storage	141 sq. ft.
Total	965 sq. ft.

Property Use

E Class.

The Studio was last used for creative arts.

Prospective occupiers must make their own planning enquiries to ensure that their use is lawful.

Property Terms

A new licence is available for a term to be agreed.

EPC

The property has an Energy Rating of E.

Costs

Licence Fee- £27,800 pa

Business rates- Rateable Value £7000, Business rates relief may apply.

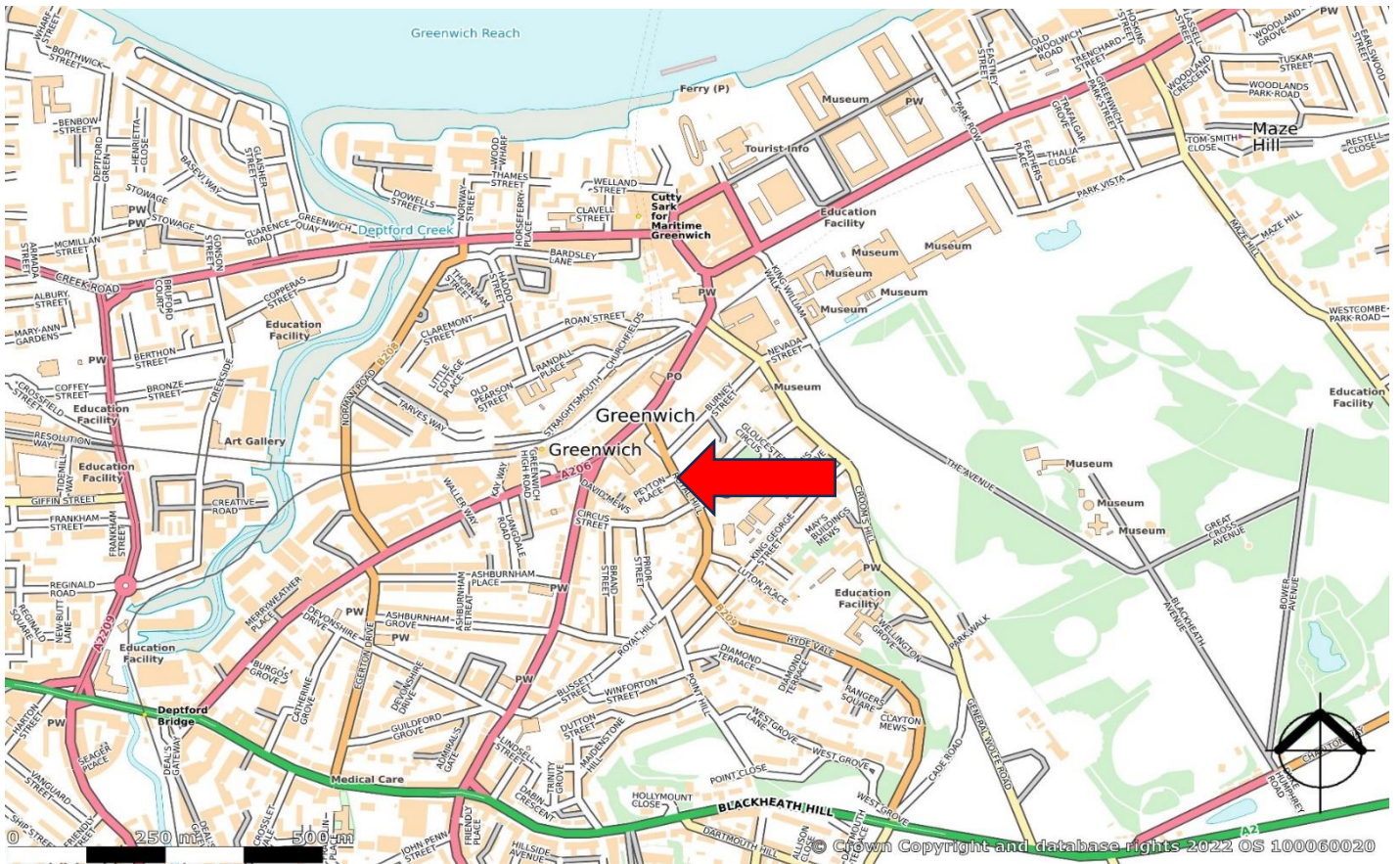


Further information

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