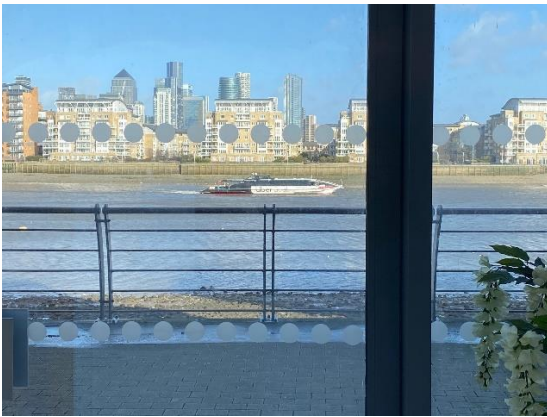


**4/4A DREADNOUGHT WALK, GREENWICH,  
LONDON SE10 9FP  
TO LET/MAY SELL**

**RIVERSIDE OFFICES WITH POTENTIAL FOR ALTERNATIVE USES**



## Location

Situated a short walk along the river front from Greenwich World Heritage site, New Capital Quay offers an exceptional environment in which to live and work with a substantial frontage to the River Thames facing Canary Wharf and the City. Public transport links are excellent with Cutty Sark DLR, Greenwich DLR & mainline stations and Uber boat (by Thames Clippers) all within easy reach. Numerous bus routes service the location and the segregated cycleway links directly to Tower Bridge. The landscaped environment is home to numerous commercial occupiers including Waitrose & Partners, Costa Coffee and Fuller's.

## Description

The available space comprises offices arranged over two floors which benefit from excellent natural light and exceptional river views. The accommodation is accessed directly from the Thames Path via a double height entrance.

Part of the space has been fitted to provide offices, kitchen and WC facilities.

Secure underground parking may be available upon a separate licence arrangement.

## Accommodation

The property has the following approximate net internal area:

Ground	1,985 sq ft
First	1,895 sq ft
<b>Total</b>	<b>3,880 sq ft</b>

## Terms

This opportunity is available to lease for a term to be agreed. Consideration may be given to selling the virtual freehold interest.

## Rent

£70,000 per annum exclusive

## Price

Offers in the region of £1,100,000

## Use

The space is available for office/studio use or alternatively other uses under Class E will be considered.

## Rates

It is likely that the property will be re-assessed for rating purposes.

## Service Charge

A service charge is applicable, details upon application

## VAT

Please note VAT will be chargeable.

## Legal Costs

Each party will pay their own legal fees resulting from any transaction.

## EPC

An Energy Performance Certificate has been commissioned.

## Viewing and Further Information

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303.

**Kevin Bright** 07720 407088

[k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)

**Ben Lewis** 07507 311320

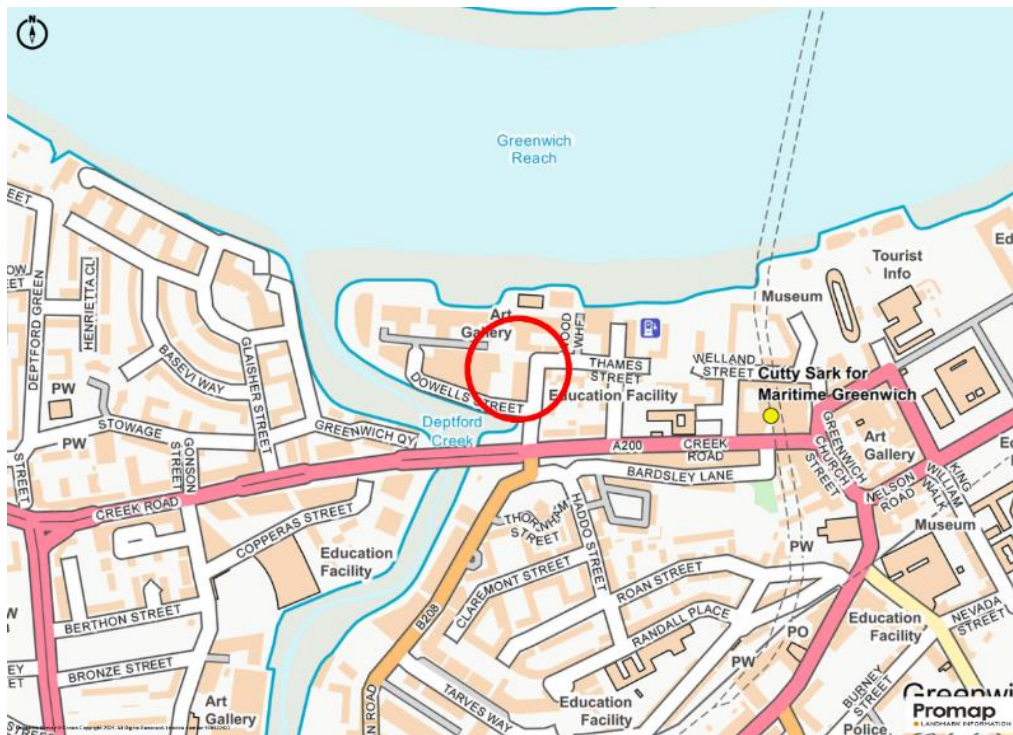
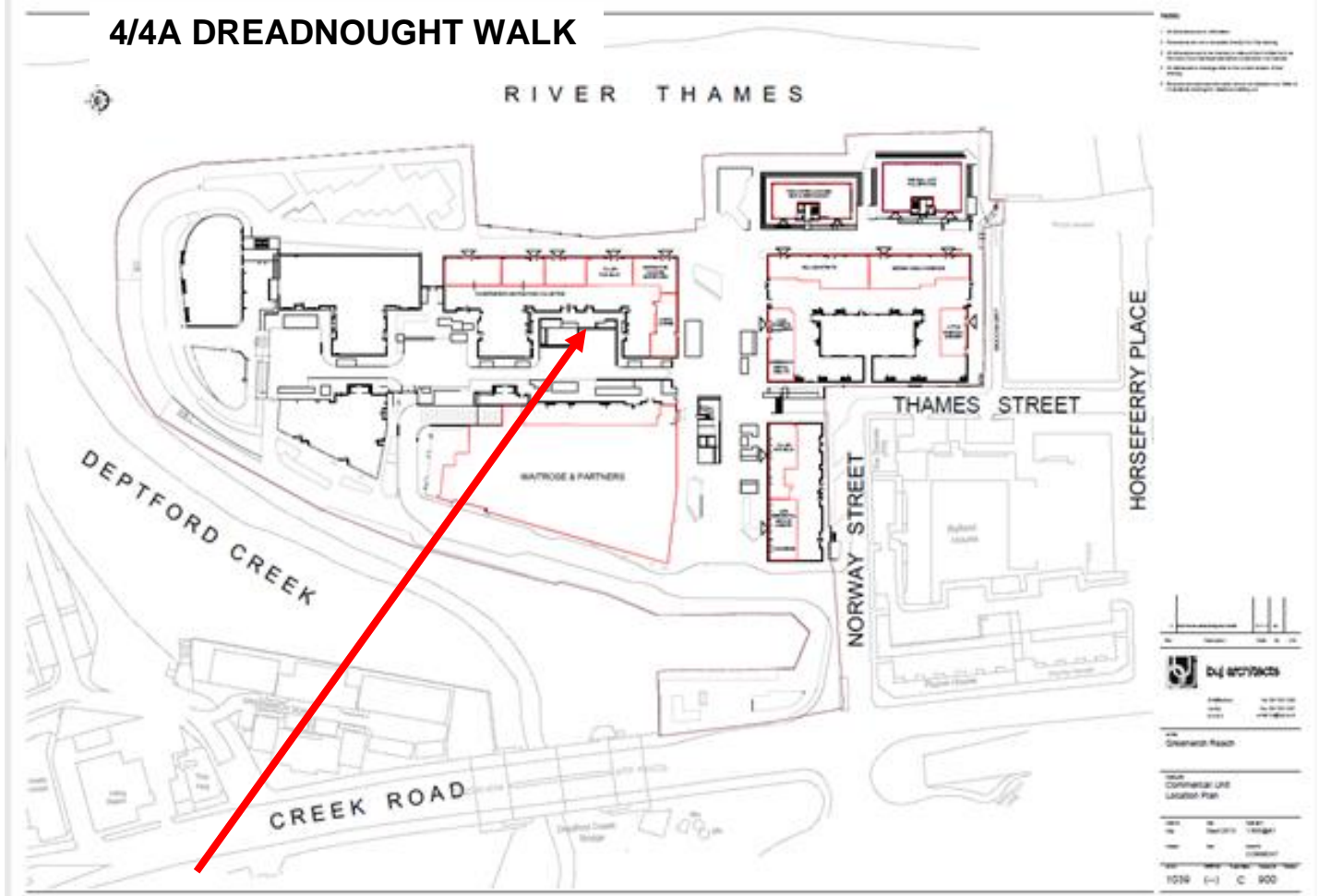
[b.lewis@hindwoods.co.uk](mailto:b.lewis@hindwoods.co.uk)

**CG6008**

"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)".

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