



## 7 Lambarde Square, London, SE10 9GB

Double-fronted Greenwich café unit, high ceilings & excellent transport links - abundant light and visible location.

### Key Points

- Prominent double-frontage corner unit with exceptional visibility onto Woolwich Road and Lambarde Square.
- Fitted out as a Costa Coffee
- Flexible Class E use allowing a wide range of occupiers including restaurant, café, retail, wellness, medical or showroom concepts.
- Excellent transport connectivity with nearby Maze Hill railway station and Jubilee Line.
- Situated in thriving Greenwich Square mixed-use development comprising 645 residential homes and a strong local customer base.
- Impressive ceiling heights and extensive glazing create a bright, spacious, modern customer environment.
- Strong neighbouring occupiers help drive consistent footfall throughout the day.

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## Summary

Available Size	2,030 sq ft
Rent	£52,500 per annum
Rates Payable	£11,651 per annum
Service Charge	TBC
Rateable Value	£30,500
EPC Rating	B

## Description

The unit, currently laid out as a Costa Coffee has a large frontage facing Woolwich Road and continues onto the square. The unit benefits from fitted glass for the external walls, which allows natural light throughout the unit.

With strong footfall from nearby residential developments, transport links, and local attractions, the Unit represents a highly visible and well-established presence within the thriving Greenwich community.

## Location

Lambarde Square is positioned between Greenwich and the Greenwich Peninsula, and occupies a prominent location with a frontage onto Woolwich Road. The property forms part of an exciting mixed use development (Greenwich Square) which comprises of 645 homes, and a range of retail, café and restaurant with users including Sainsburys and Nove Gyms.

The library, customer service centre and the NHS medical facility and 'Better' gymnasium and pool attracts a significant number of visitors per year, creating a landmark destination in Greenwich.

A few minutes' walk away, Maze Hill station provides fast links to London Bridge, whilst the Jubilee Line at North Greenwich allows easy onward connections to Canary Wharf.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability	Rent
Ground	2,030	188.59	Available	£52,500 pa
<b>Total</b>	<b>2,030</b>	<b>188.59</b>		

## Viewings

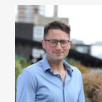
Viewings are to be arranged solely with John D Wood or JP Retail. Staff are unaware and should not be approached.

## Terms

Available on a new lease, subject to Vacant Possession, with an asking rent of £52,500 pa



## Get in touch



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01 Space Located on Level 1