



GREENWICH WOODWORKS, ONE FRIENDLY PLACE, GREENWICH, LONDON SE13 7QS

UNIQUE DETACHED PERIOD BUILDING FOR SALE/TO LET



Key Features

- Unique detached period building
- Arranged over ground, first and part second floors with extensive roof terrace
- Total area: 7,137sqft/663 sqm (including roof terrace)
- Short walk to Greenwich DLR & Deptford Bridge stations
- Potential for a range of different uses
- Most recently used as filming location & occasional event space
- Development potential (STPP)
- Guide price: £2,250,000
- Guide rent: £160,000 pa



Description

Greenwich Woodworks presents a rare opportunity to acquire a landmark, character-filled property in the heart of South East London. Set on its own private road, this detached period building offers a distinctive blank-canvas space steeped in industrial heritage and creative appeal.

Originally constructed in the 1930s as a spice warehouse, the building retains a wealth of original features such as, high ceilings, exposed brickwork, and large industrial-style windows that flood the interiors with natural light.

Arranged over 3 floors with an extensive roof terrace offering impressive views of Canary Wharf and Central London, the property provides a flexible configuration ranging from expansive open-plan areas to more intimate zones, making it ideally suited to a variety of commercial and creative occupiers. Externally, the property benefits from its own street frontage and on-site parking provisions, a particularly rare feature for a central London location.

The building has been used for a variety of purposes over the years. The current owners have allowed the property to be used as a film location and occasional event space whilst maintaining this lovely period building. Prior to this, it was occupied by a joinery company specialising in the manufacture of bespoke, handmade kitchens and individual pieces of furniture.

The building offers an extensive range of potential uses, most likely as offices or continued use as event or creative workspace. There is potential to convert part or all of the property into residential accommodation, subject to the necessary consents. The property is not listed and does not lie within a Conservation Area, although it borders the southern end of the Ashburnham Triangle Conservation Area.

Schedule of Accommodation

Floor	Size (sqm)	Size (sqft)
Ground	300	3,230
First	235	2,534
Second	121	1,298
Roof Terrace	7	73



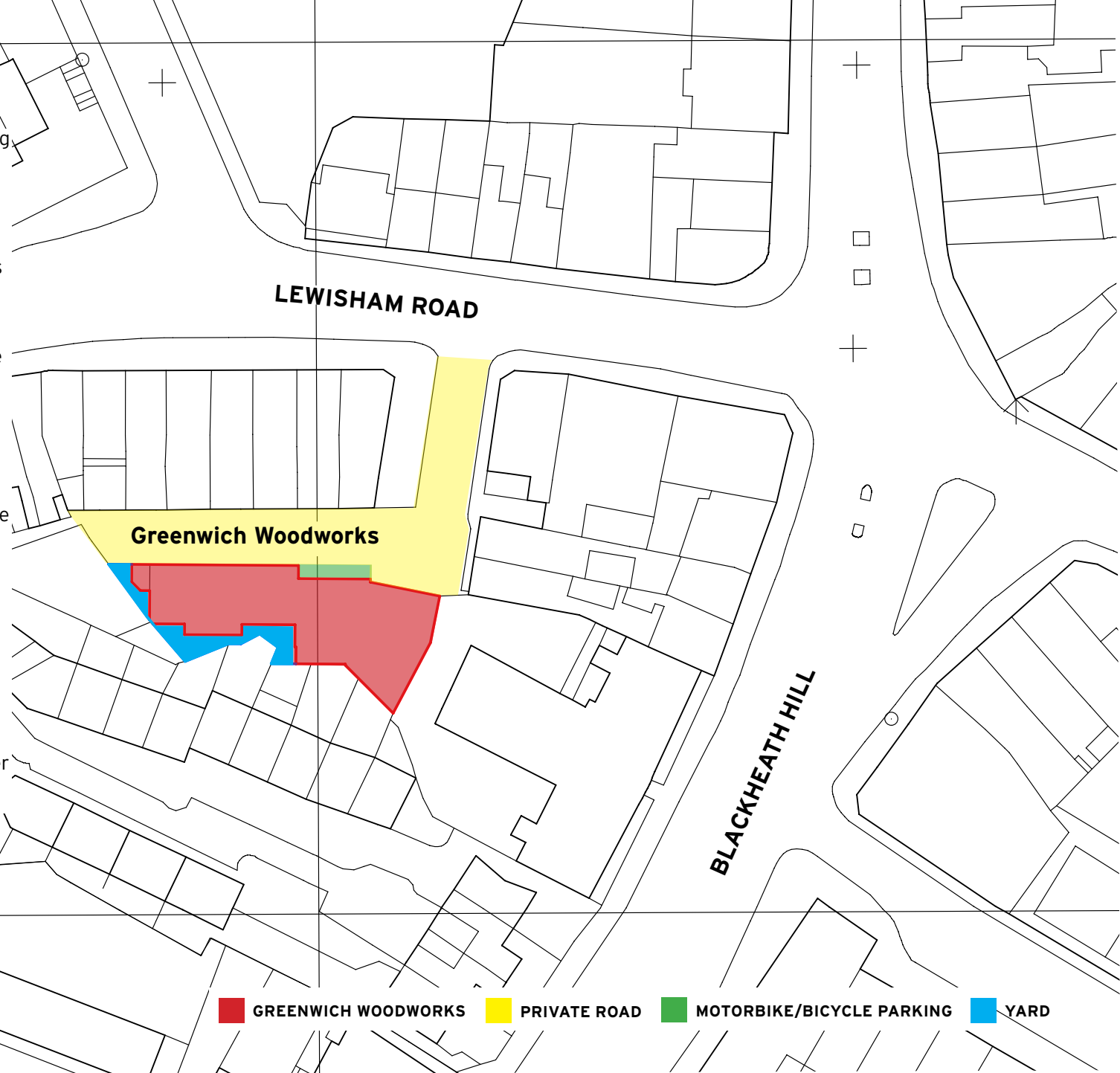
Ownership

As highlighted in the location plan (right), the incoming purchaser will acquire all parts of the property highlighted in red, yellow, blue, and green (Title LN65739).

The freehold of the private road, as shown in yellow, is owned by Morden Colleague (TGL381034). There is a 99 year lease (TGL178733) in place from 26/06/2000, with 73 years remaining to Friendly Place Limited. The owners of Greenwich Woodworks own 1/3 of Friendly Place Ltd which will be transferred to the purchaser. The other owners of the road/Friendly Place Limited are two adjacent property owners.

There are two bicycle/motorbike spaces included in the title to be sold. The remaining ten or so car parking spaces in the road are currently managed between the three directors on a fluid ad hoc basis depending on requirements and events taking place. A hand over will take place to ensure the road continues to work smoothly moving forward.

Please note, the Land Registry documents show the postcode of the subject property as SE13 7QS, however for clarity, the property also shows under SE13 7LS.



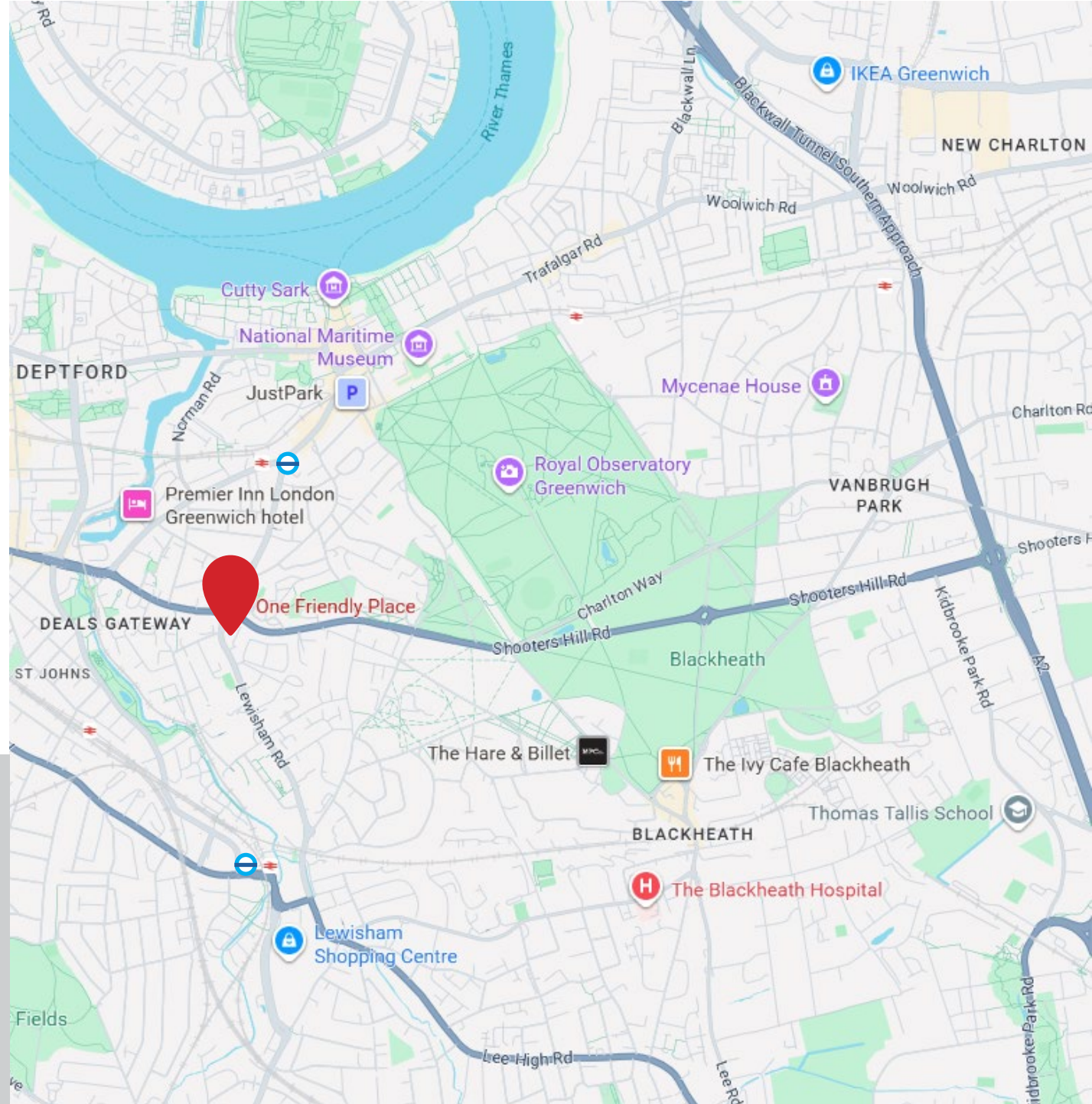


Location

The property is located on the borders of Greenwich, Deptford and Blackheath, an area rich in maritime and industrial heritage, now at the heart of significant regeneration.

The neighbourhood supports a thriving creative community, with independent cafés, eateries, and cultural spots nearby. Greenwich Park is just a 15-minute walk away, one of London's historic Royal Parks, offering expansive green space and sweeping views across the Thames and the city skyline.

In terms of transport, the property is exceptionally well connected. Deptford Bridge and Greenwich DLR stations are both within a short walk, providing convenient access to Canary Wharf, the City, and Central London. Numerous bus routes also serve the area. Friendly Place is situated just off Lewisham Road (A221), close to the junction with Greenwich South Street and Blackheath Hill (A2).



Cutty Sark
2 mins



Canary Wharf
12 mins



Bank
22 mins



Stratford
30 mins



London City Airport
30 mins



Lewisham
10 mins



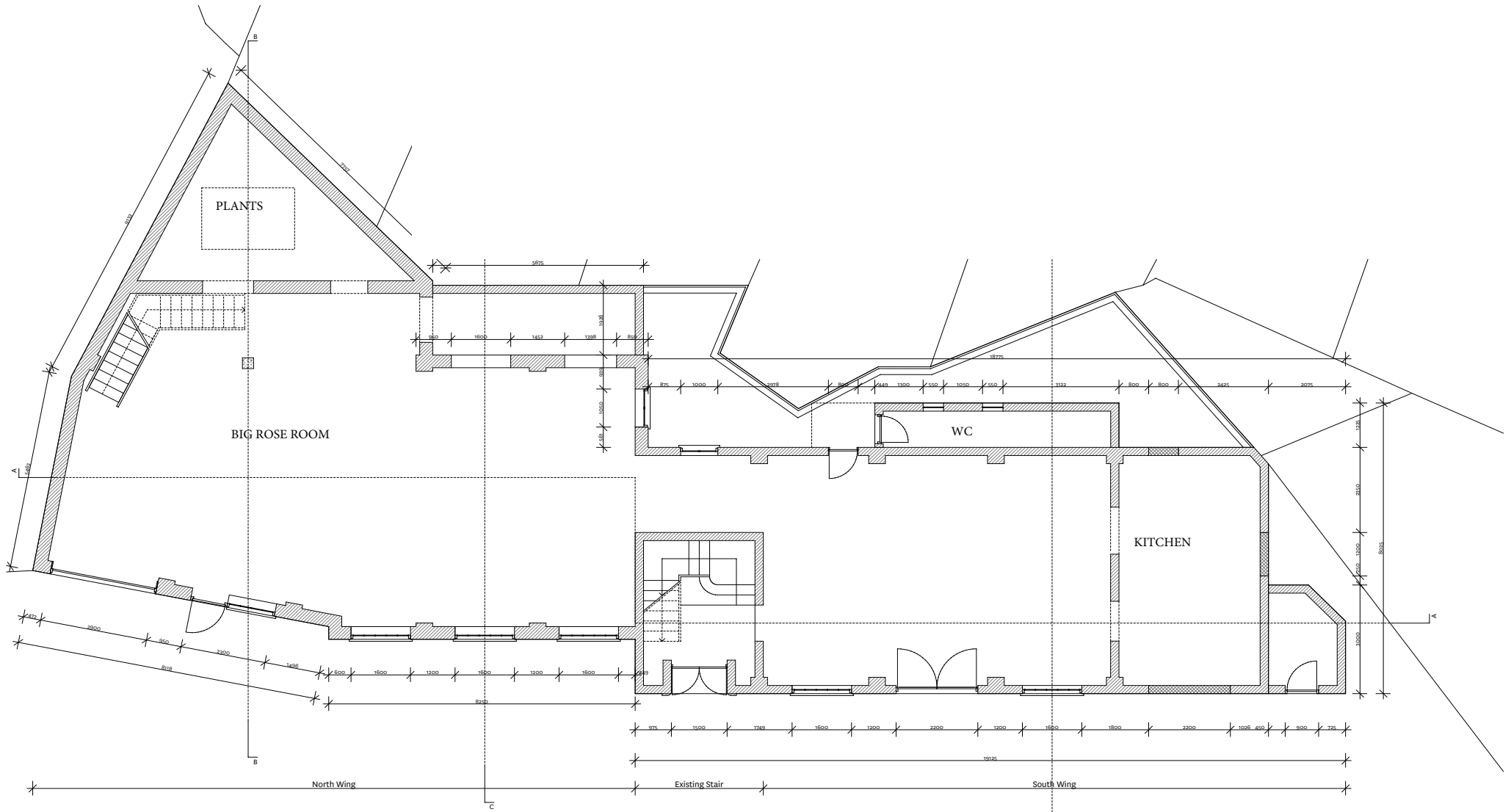




Ground

300 sqm

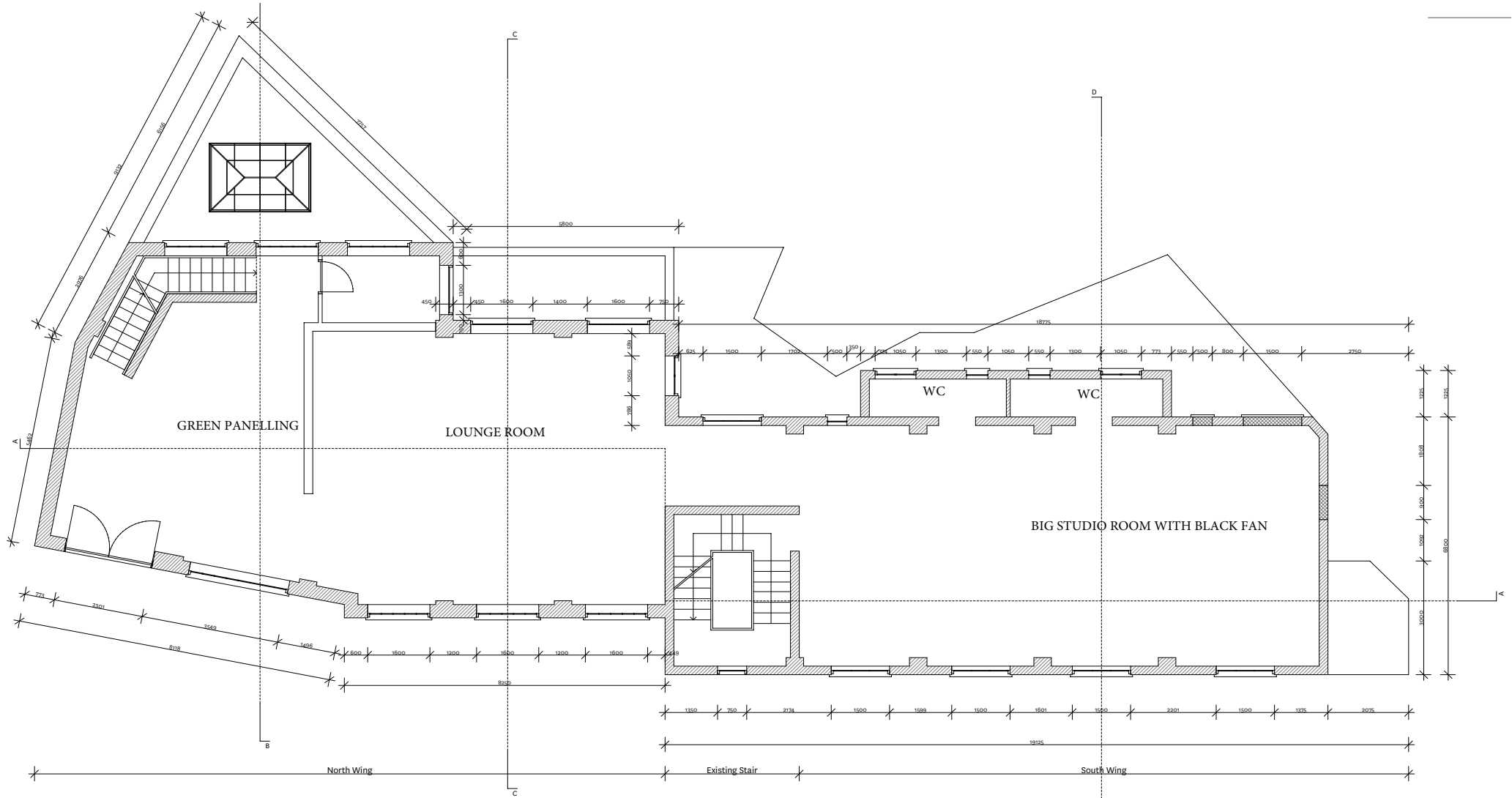
3,230 sqft

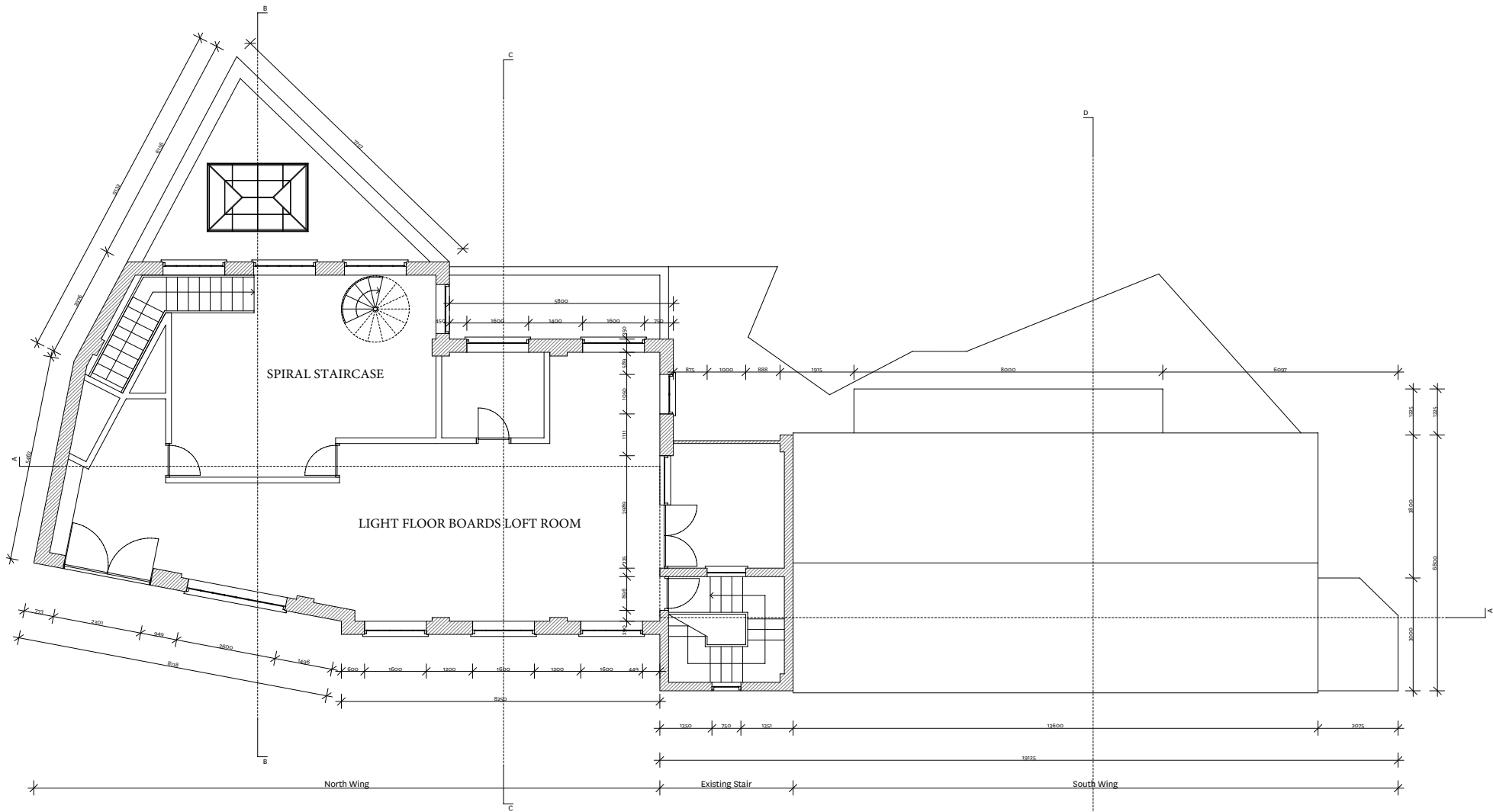


First

235 sqm

2,534 sqft





Further Information

Price	For sale - offers in the region of £2,250,000 are sought for the freehold interest with full vacant possession. Guide rent £160,000pa for a new lease on terms to be agreed. We understand that VAT is not chargeable on the sale or rental price.
Planning	The property benefits from an established Class E use and is located in the London Borough of Greenwich. There is no recent planning history. It is not listed and is not located within a Conservation Area, although it borders the southern end of the Ashburnham Triangle Conservation Area. Plans for potential conversion into flats are available upon request.
EPC	A copy of the Energy Performance Certificate is available upon request.
Viewings	All viewings are strictly prior appointment with Acorn's Commercial, Investment and Development Division.
Further Information	The floorplans, title, title plan, EPC, video and additional photography are available to download from the dataroom (link on right).



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