



NORMAN ROAD, GREENWICH, LONDON SE10 9EH

BRAND NEW E USE COMMERCIAL UNIT | STARTING RENT OF £10/SQFT | FULLY FITTED OUT



Key Features

- Brand new commercial unit to let
- Open-plan measuring c. 6,790 sqft
- Fully fitted out as an office
- Located close to Central Greenwich
- Starting rent of £68,000 p/a
- Unrivalled value at just £10/sqft



An opportunity to let a prominent brand-new flexible E use class unit which is arranged over ground and mezzanine floors and forms part of a landmark mixed-use building close to the centre of historic Greenwich.

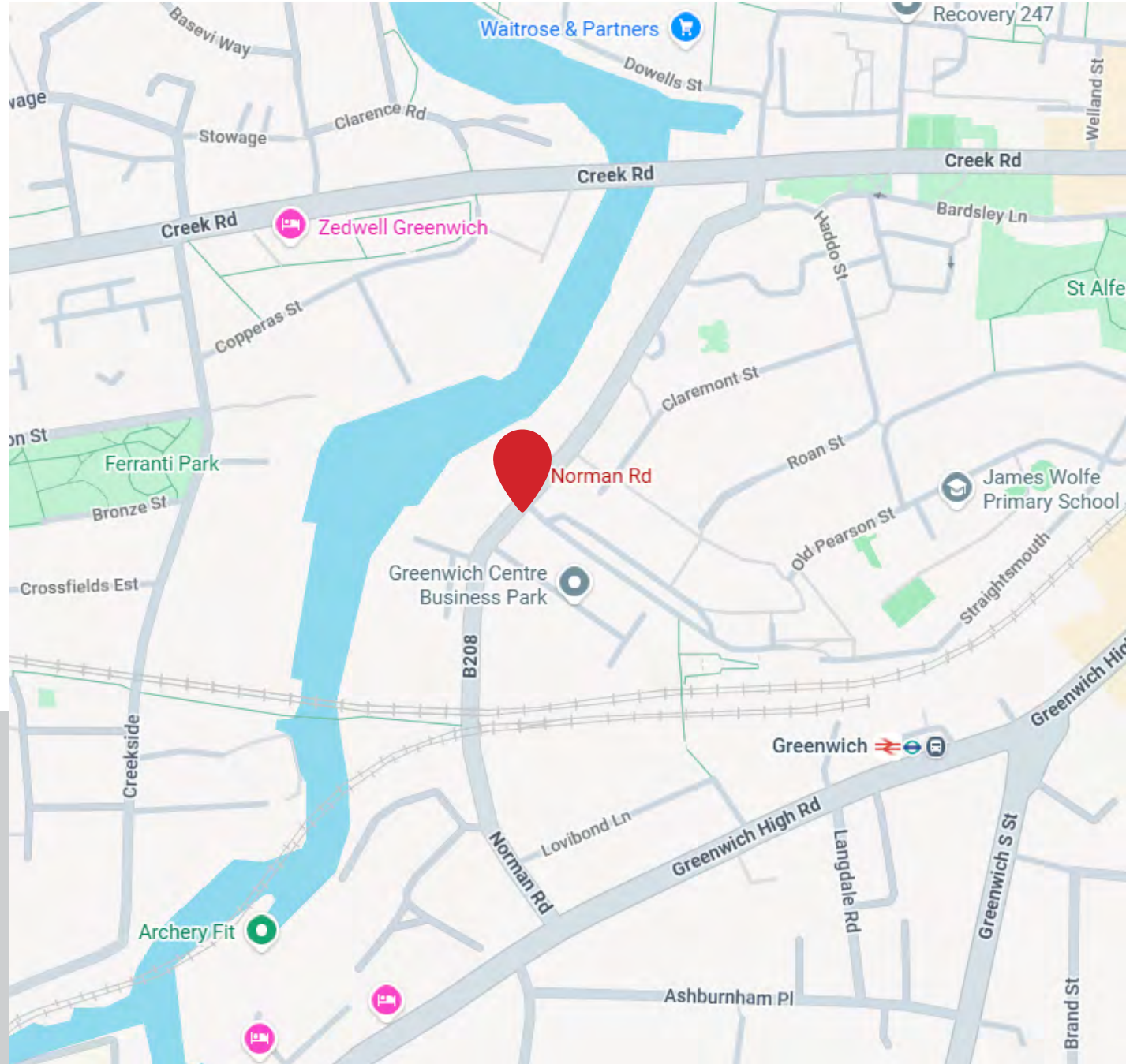
Extending to approx. 6,790sqft (c. 4,511sqft ground floor and c. 2,279 sqft mezzanine) and entirely self-contained, the subject property is available on a new lease direct from the freeholder and comes fully fitted ready for occupation. The unit boasts a dual aspect on the corner of Norman Road and Greenwich High Road, excellent levels of natural light throughout and floor to ceiling measurements across the majority of the floorspace that are more than 5 metres.



Location

Norman House occupies a prominent corner plot at the junction of Norman Road (B208) and Greenwich High Road (A206) and is located within half a mile from the centre of historic Greenwich which offers an array of retail, leisure, and hospitality facilities which will hearten any incoming tenants and their employees who will never be short of somewhere to grab a prework coffee, somewhere to have lunch, a venue to entertain clients or for somewhere to go out after work.

In terms of transport, the property is located less than a quarter of a mile away to the East from Greenwich mainline Rail and DLR Station whilst Deptford Bridge DLR is a similar distance in the opposite direction.



Conveniently located within easy reach of a number of Overground lines.



Greenwich
0.3 miles



Deptford Bridge
0.5 miles



Further Information

Rent	The Landlords are offering a new lease on a minimum term of 5 years with the below structure: Year 1- £68,000 per annum equating to £10/sqft Year 2 - £82,000 per annum equating £12/sqft Year 3 - £102,000 per annum equating £15/sqft Year 4 - £115,000 per annum equating £17/sqft Year 5- £135,000 per annum equating to £20/sqft
Service Charge	The commercial tenant will be responsible for a small service charge to cover a proportionate contribution towards the building's insurance and exterior maintenance of the building. Please ask for further information.
EPC	The property sits within band A. An EPC is available upon request.
Business Rates	The property is newly built and is yet to be assessed for business rates.
Viewings	All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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