



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**271-275 Greenwich High Road,
London SE10 8NF**

FLEXIBLE CLASS-E COMMERCIAL UNIT AVAILABLE TO RENT
(1,556QFT ON GROUND & 840SQFT IN BASEMENT)

This image shows the interior of a large, empty room during a renovation or construction phase. The ceiling is exposed, revealing a network of dark metal trusses and beams. Two prominent yellow support poles stand vertically in the center of the room. The floor is uneven, covered with a layer of dust, debris, and some scattered materials. In the background, a large set of windows with multiple panes allows bright natural light to enter the space. To the left of the windows, there is a pile of white bags, possibly containing cement or other construction materials. The walls are partially finished, with some areas showing exposed brickwork and others covered in light-colored panels or plaster. A small wheelbarrow is visible near the windows on the right side.

- # Location
- The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.
- An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.
- Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.

Location

The property is situated along the eastern end of **Greenwich High Road (A206)**. The location is an enviable one given it benefits from regular passing pedestrian and vehicular traffic.

An occupier's potential customer base is increased here given close proximity to **Greenwich Market** and other key destinations including **Ibis hotel, Greenwich University and the Cutty Sark**.

Accessibilty is excellent to the property with **Greenwich station (National Rail & DLR services)** just a 3-minute walk to the west. With the rise of hybrid working and popularity of the area at the weekends, this unit offers a huge amount of potential.



Further Information

Floor plans are available upon request.

Business Rates

Property is **yet to be assessed** for business rates purposes by the VOA.

We recommend interested parties make enquiries with **Greenwich Council** regarding likely annual rates payable.

Terms

We are inviting offers at **£40,000pax (£16.69psf)** for a **new FRI lease** direct with the landlord.

Our client will also expect a minimum of **3-months' rent deposit to be held** for the duration of the term.

CONTACT US

📍 Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP

☎ +44 (0) 207 125 0377

✉ info@henshallandpartners.co.uk

🌐 www.henshallandpartners.co.uk

📷 [@henshallandpartners](https://www.instagram.com/henshallandpartners)

 **HENSHALL
& PARTNERS**
REAL ESTATE ADVISORS



Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Oneqa, 112 Main Road, Sidcup DA14 6NE.