



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Callis Yard, Woolwich High Street,
Woolwich | SE18**

**GROUND FLOOR COMMERCIAL | CLASS-E | 3,658 SQFT
(SALE OR RENT)**

Summary

- Brand-new commercial unit benefitting from flexible Class-E use
- Unit is laid out over the ground floor extending 3,658sqft (NIA)
- Located on the busy Woolwich High Street and within walking distance to Woolwich Arsenal (DLR Line), Woolwich Dockyard Station (National Rail) and Woolwich Station (Elizabeth Line)
- Property suitable for a wide range of occupiers due to flexible use class (educational businesses, offices, medical practices or as a gallery space)
- We are inviting offers at £73,160pax (£20psf) to rent or £700,000 (£191psf) for sale

Description

Flexible commercial opportunity available to rent or for sale. Benefitting from Class-E use, the accommodation is laid out over ground floor and extends 3,658 sqft (NIA).

Property available as seen in shell and core condition with capped services (water and electric). It benefits from attractive floor to ceiling heights and multiple doors to access the unit (front and rear). This may enable the unit to be split by an incoming occupier.

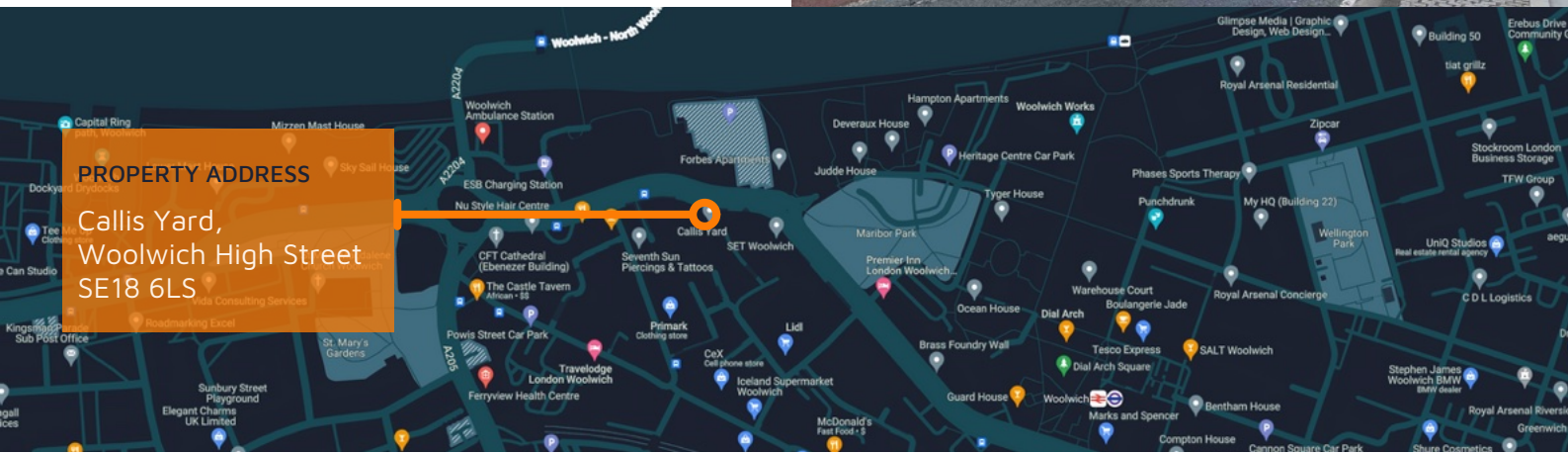
The flexible use class now available will enhance the appeal to a wide range of users that might include educational companies, offices, medical practices or as a gallery space.

Location

The unit is prominently located along Woolwich High Street (A206) and benefits from accessible road links, connecting to the A2 and M25, linking Central London and Kent.

The property is a 5-minute walk away from Woolwich Arsenal (DLR Line) and Woolwich Dockyard Station (National Rail). Woolwich Station (Elizabeth Line) is also just a 7-minute walk.

London City Airport is less than 10-minutes from Woolwich Arsenal by DLR. Property also just 3-minutes walk from Woolwich Ferry delivering access to Silvertown, Canary Wharf and the City.



VAT

The property is elected for VAT and therefore VAT will be charged on the sale price and the rent .

Business Rates

The property is yet to be rated by the VOA. Interested parties are to make their own enquiries with Greenwich Council for exact figures.

Service Charge & Floor Plans

Both available on request.

Terms

Rent | £73,160pax (£20psf) on new FRI lease

Sale | £700,000 (£191psf) 998-year leasehold interest



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)

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