



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



Callis Yard
125-129 Woolwich High Street SE18

GROUND FLOOR COMMERCIAL | CLASS-E | 1,286 SQFT
(TO RENT)

Summary

- Class-E space available to rent
- Ground floor unit extending 1,286sqft (NIA), having recently been split
- Located on Woolwich High Street and within walking distance to Woolwich Arsenal (DLR Line), Woolwich Dockyard Station (National Rail) and Woolwich Station (Elizabeth Line)
- Property will be next-door to new dental clinic and would suit a range of occupiers
- Guiding £28,000pax (£22psf) for a new FRI lease direct with the landlord

Description

Flexible commercial opportunity available to rent.

Benefitting from **Class-E use**, the accommodation is laid out over **ground floor** and extends **1,286sqft (NIA)**.

Property available as seen in **shell and core condition** with **capped services (water and electric)**.

Unit has **recently been split**, with landlord currently refurbishing next-door and **opening their own dental clinic**.

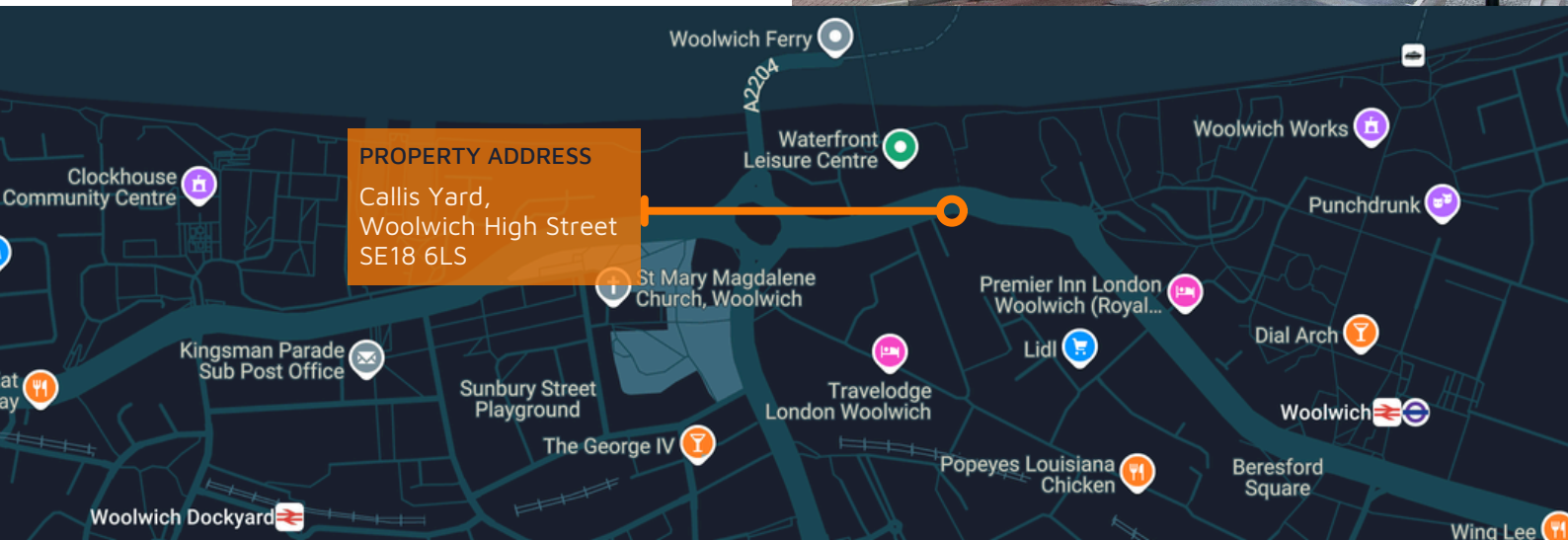
Subject unit will **suit a wide range of occupiers**.

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 rent.

Business Rates

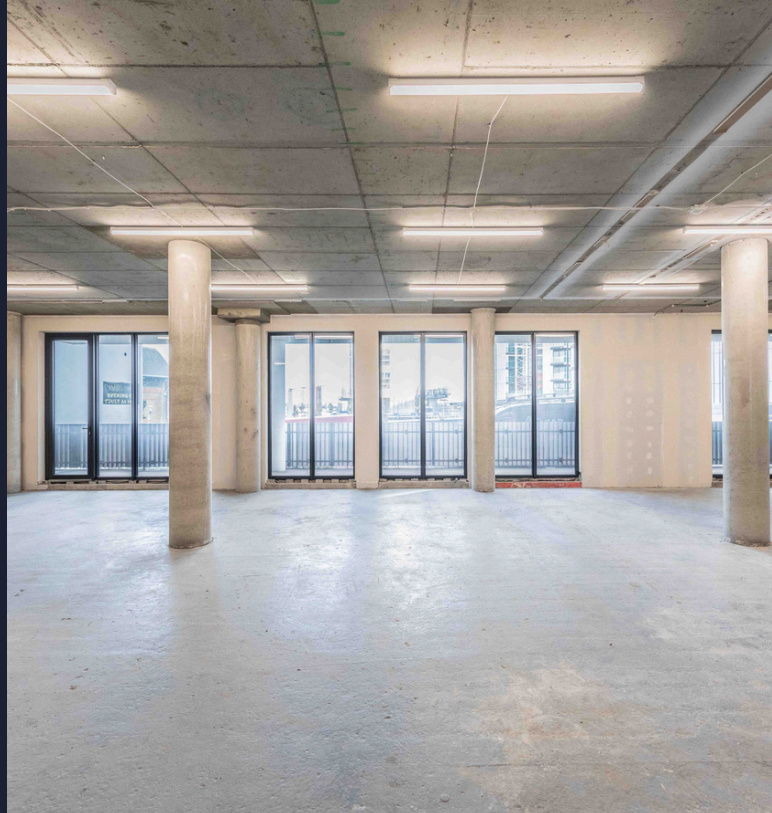
The property is yet to be rated by the VOA. Interested parties are to make their own enquiries with Greenwich Council for exact figures.

Service Charge & Floor Plans

Both available on request.

Terms

Guiding £28,000pax (£22psf) for a new FRI lease direct with the landlord



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