



Units 4-5 Greenwich Business Park

53 Norman Road, Greenwich, London
SE10 9QF

Warehouse/Office Available To Rent

**Guide Price:
£75,000 Per Annum**



Units 4-5 Greenwich
Business Park

Executive Summary

- **Property Type:** Industrial / Warehouse with Offices
- **Tenure:** Leasehold – To Let
- **Size:** Approximately 5,494 sq ft
- **Rental:** £75,000 per annum exclusive
- **Business Rates:** Approx. £38,710 per annum
- **Service Charge:** £9,780 Per Annum
- **EPC Rating:** C (74)
- **Parking:** Six designated car parking spaces
- **Connectivity:**
 - Greenwich – 3 minutes
 - Deptford – 8 minutes
 - St Johns – 13 minutes
 - Maze Hill – 17 minutes
 - Cutty Sark (DLR) – 7 minutes
 - Deptford Bridge (DLR) – 7 minutes



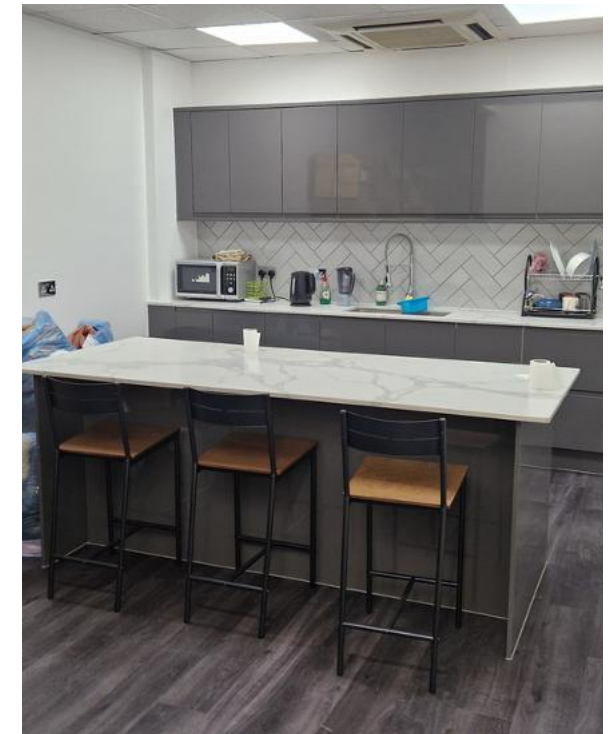
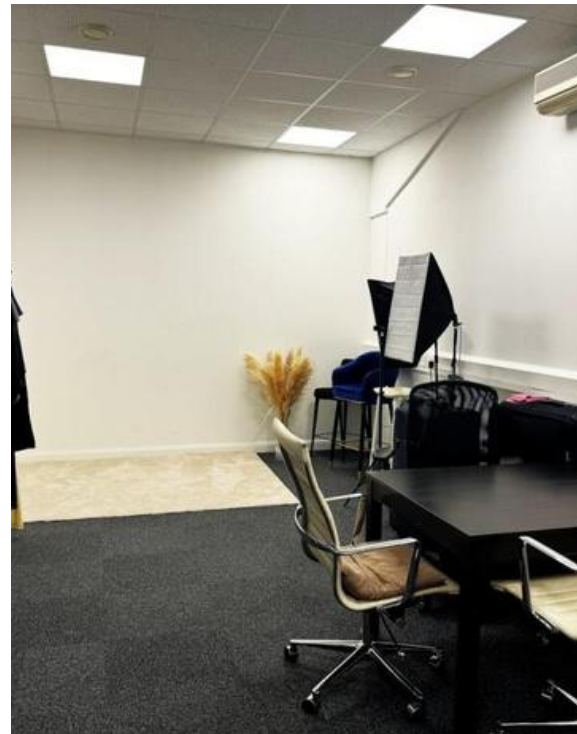
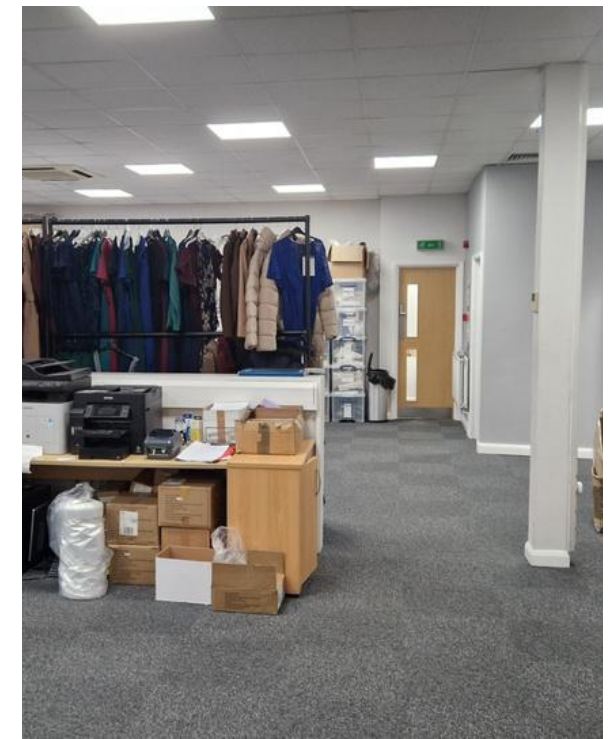
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About Units 4-5

The property comprises two adjoining and interconnecting units providing approximately 5,494 sq ft GIA across the ground and first floors. The ground floor is mainly used for warehousing and storage, while the first floor provides a mix of offices, showroom, studio and meeting space.

Currently used by a fashion business as a warehouse, showroom and headquarters, the property would also suit office occupiers, e-commerce and product-based businesses, fashion and lifestyle brands, content and social media studios, photography and production companies, creative and technology businesses, designers, wholesalers and distributors.

The property also benefits from a large forecourt with six parking spaces, air conditioning, gas central heating, three-phase power, kitchen and break-out facilities, a shower and W.C.s.





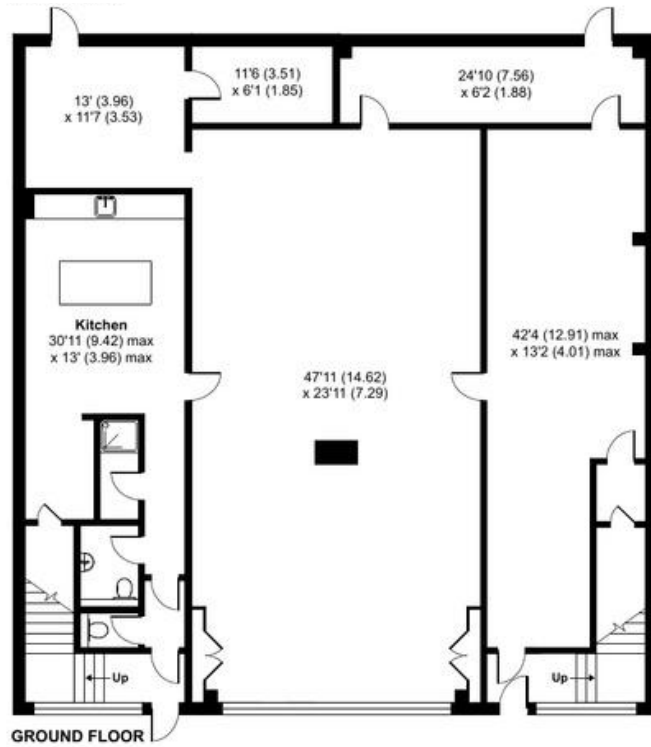
Location

The property is situated within Greenwich Centre Business Park, just off Norman Road (B208), which connects to the A200 and A206 for swift access to the Blackwall Tunnel and Central London. Greenwich Mainline and DLR stations are both within 0.2 miles, offering direct services to London Bridge in approximately 15 minutes and links to Canary Wharf and Stratford in under 25 minutes.

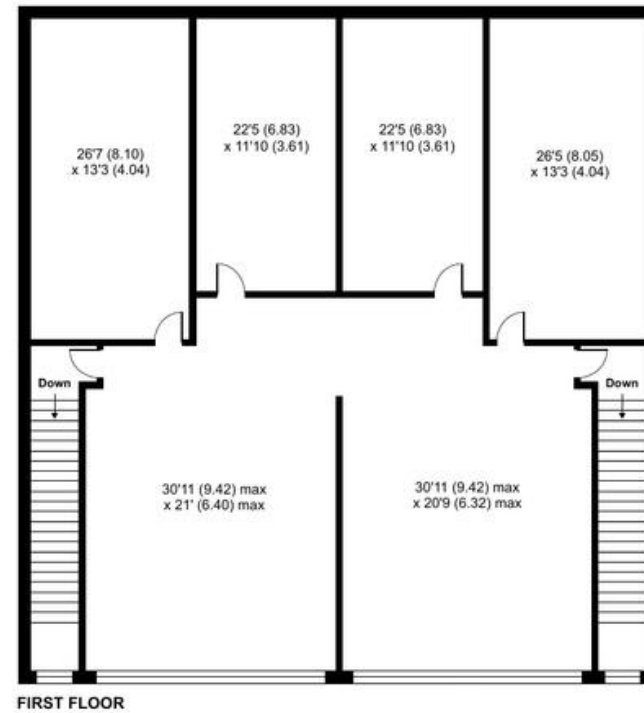
Floorplans



Units 4-5 Greenwich Business Park



Ground Floor



First Floor

Further Information:

PROPOSAL:

£75,000 Per Annum

BUSINESS RATES:

£38,710 per annum

EPC:

C

VAT:

No

VIEWINGS:

Viewings are strictly by appointment only.



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