

# Modern Two-Storey Commercial Unit with Glazed Frontage

## To Let at £16,000 pax

### Key Features:

- Located in the Wood Wharf development, Greenwich SE10
- Prominent full height glazed frontage
- Mezzanine-style first floor with WC
- Spiral staircase feature
- Ground floor kitchenette
- Self-contained with private access
- Modern design and excellent natural light
- Suitable for a range of uses (Class E)

Wood Wharf, Horseferry Place,  
Greenwich, London SE10 9BB



**Location**

Wood Wharf is a high-quality mixed-use development situated in the heart of **Greenwich**, a vibrant and well-connected riverside district in southeast London. The property is within walking distance of **Greenwich DLR and mainline stations**, providing fast access to Canary Wharf, London Bridge, and the City. The area benefits from strong footfall, a mix of residential and commercial occupiers, and proximity to local landmarks including **Cutty Sark**, **Greenwich Market**, and **Greenwich Park**.

A stylish and self-contained two-storey commercial unit set within the sought-after **Wood Wharf development** in **Greenwich SE10**. Positioned just off Horseferry Place and moments from the River Thames, this modern unit benefits from a prominent full-height glazed frontage, providing strong street presence, excellent natural light, and a sleek contemporary design.

The unit is arranged over ground and mezzanine floors, with a **spiral staircase** leading to the upper level, which includes a **WC**. A **kitchenette** is also provided at ground level.

**Accommodation:**

- **Ground Floor:** Approx. **14.44 m<sup>2</sup> (155 ft<sup>2</sup>)**
- **Kitchenette:** Approx. **1.02 m<sup>2</sup> (11 ft<sup>2</sup>)**
- **First Floor (Mezzanine):** Approx. **13.52 m<sup>2</sup> (145 ft<sup>2</sup>)** – with WC
- **Total Area:** Approx. **28.98 m<sup>2</sup> (312 ft<sup>2</sup>)**

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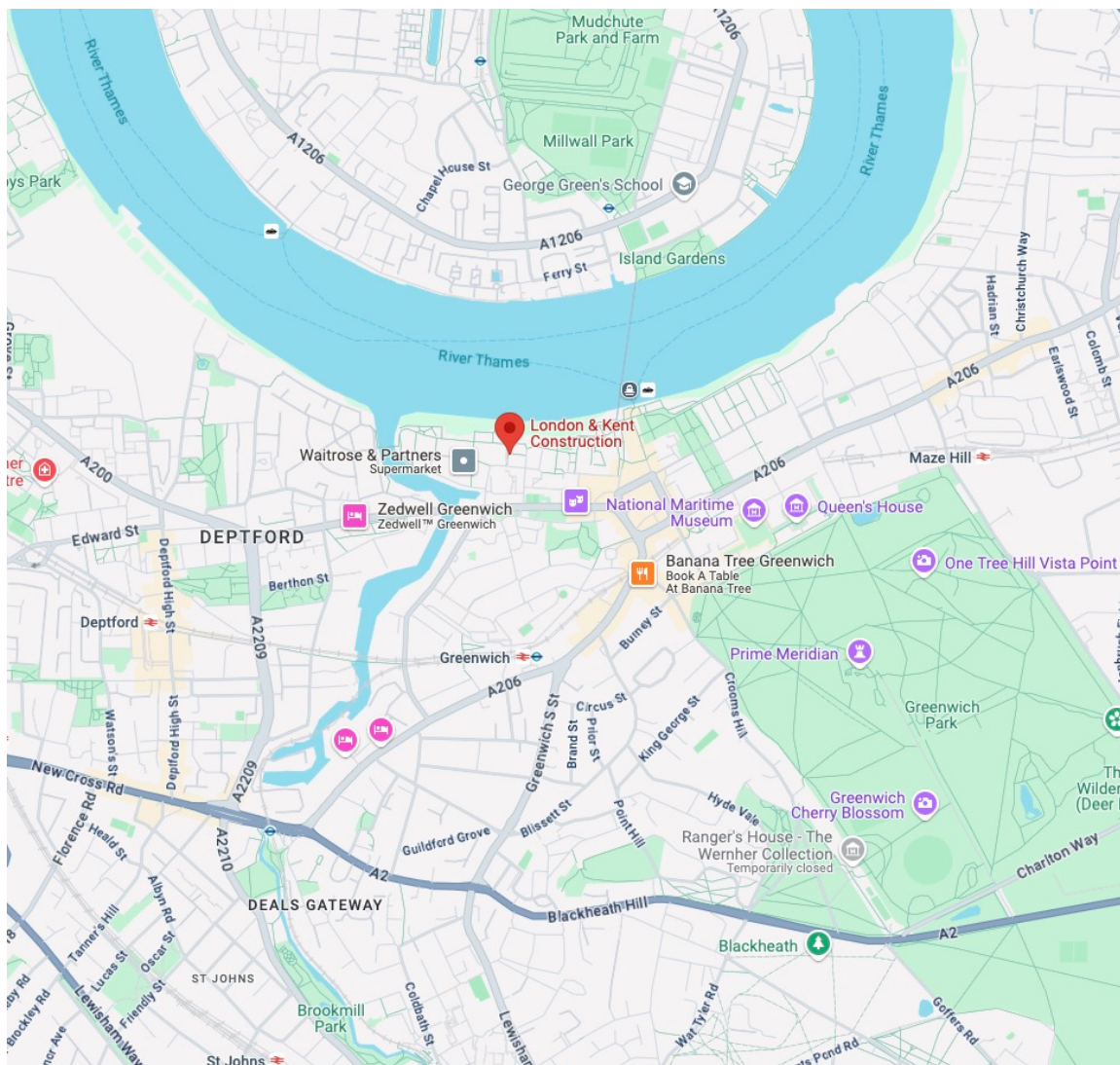
**Rent:** £16,000 per annum exclusive (pax)

**Terms:** New lease available on flexible terms









Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

### Legal Costs

The ingoing tenant is to pay a contribution of £2000 + VAT towards the LL's legal costs.

**Business Rates & Service Charge:** Interested parties should verify with the local authority

### Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

### Holding Deposit

Purchasers wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

### Viewing Highly Recommended

Strictly by appointment via agents

Jason Grant

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