

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

GREENWICH

OF INTEREST TO ARCHITECTS & DEVELOPERS
2800 SQ FT VACANT OFFICE BUILDING
PLANNING FOR 3800 SQ FT LIVE-WORK
UNRIVALLED THAMES RIVERFRONT VIEWS



11-15 HIGH BRIDGE WHARF
GREENWICH, SE10 9PS
GUIDE £1,700,000

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	The property is in an enviable location overlooking the Thames in a predominantly residential area of both period and modern properties. A few hundred yards to the West lies the Trafalgar Tavern and Greenwich University where there is a riverside footpath leading into the Town Centre. Greenwich is served by both DLR & British Rail with fast and frequent services into the City and Central London.
Description:	A vacant 2 storey office building having a gross area of approximately 2800 sq ft. A recent planning application under reference 22/1332/F has resulted in a consent for a Live-Work unit over three floors having a total area of c3800 sq ft. The ground floor would be Commercial space and the upper 2 floors residential. Architect's drawings for the scheme are available upon request.
Planning Authority:	Royal Borough of Greenwich
Terms:	To be sold freehold with vacant possession with the benefit of the existing planning.
VAT:	Not applicable
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/LE/11-15HBW/C00804



Misdescriptions Act 1991

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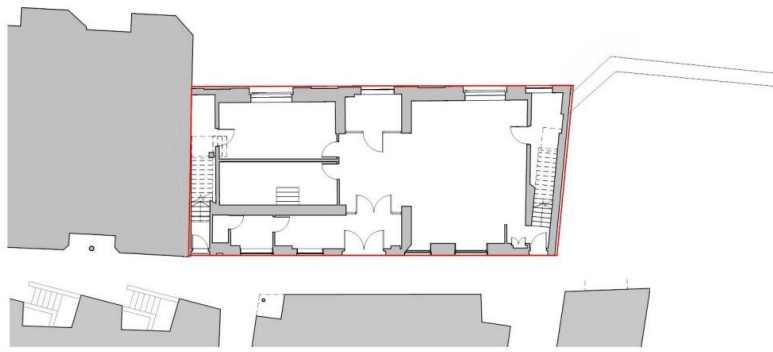
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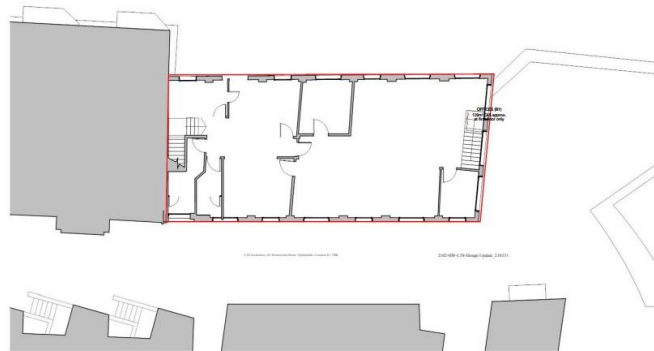
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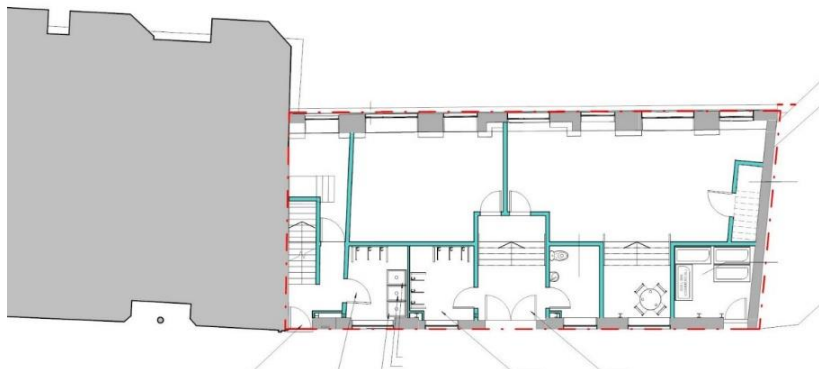
Existing Plans - Ground Floor



Existing Plans - First Floor



Current Planning Permission – Ground Floor Commercial



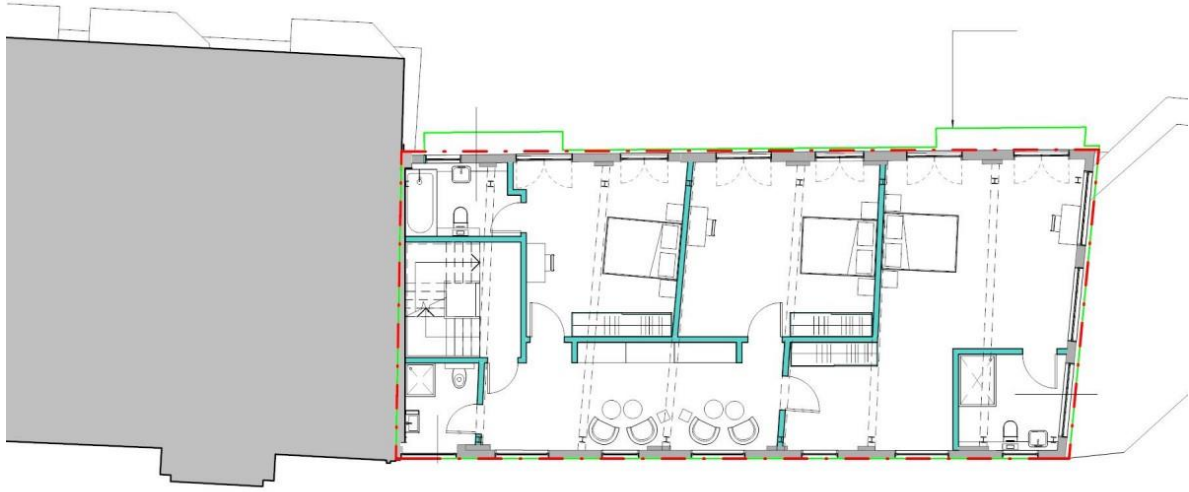
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Current Planning Permission – First Floor Residential



Current Planning Permission – Second Floor Residential and Roof Garden



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