

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**FOR SALE/TO LET**  
**AVAILABLE AS ONE OR 2 SEPARATE UNITS**  
**4,000 SQ FT GROUND FLOOR OFFICES**  
**THE FIRST FLOOR MEZZANINE NOT INCLUDED**  
**OR ENTIRE SPACE OF CIRCA 7,200 SQ FT**  
**EXCELLENT ON-SITE PARKING**  
**SPECTACULAR RIVER VIEWS**



**22-24 VICTORIA PARADE, GREENWICH, SE10 9FR**  
**GUIDE PRICE £2,000,000 FOR THE GROUND FLOOR ONLY**  
**OR THE ENTIRE SPACE FOR SALE AT £3,600,000**  
**ALTERNATIVELY**  
**GUIDE RENT FOR THE GROUND FLOOR £120,000 PA EX**

Commercial Property Agents & Surveyors

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

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

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<p><b>Location:</b></p>	<p>The subject premises are located in Victoria Parade within the “New Capital Quay” development, being a mix of commercial and residential premises. Nearby commercial occupiers include Waitrose, Costa Coffee and “The Sail Loft” restaurant and bar.</p> <p>Greenwich Town Centre is within 500 yards, with its range of world-famous attractions, including The Cutty Sark, Greenwich Market, The University of Greenwich and Greenwich Park, along with an excellent selection of retail and leisure facilities.</p> <p>The development itself is located off Creek Road (A200) giving good access to both the City and to the Blackwell Tunnel Southern Approach, the A2 and the A20.</p> <p>Additionally, there are excellent public transport links, with Greenwich railway and DLR stations both being within 500 yards, along with a wide range of bus routes serving the area.</p>
<p><b>Description:</b></p>	<p>The premises comprise a corner ground floor unit, within a mixed-use block, being predominantly glass fronted and are currently used and fitted as office space but would suit a range of uses STP and landlord consent.</p> <p>The current configuration has a reception, main open plan area, with two glass partitioned meeting rooms, along with kitchen/staff area and male and female W.C. facilities.</p> <p>The entrance to the property is approximately 30 yards from the Thames and as such offers spectacular river views.</p> <p>The first-floor mezzanine will be retained by the clients unless there were a requirement for C.7,200 sq ft in which case the entire space could be let or sold by negotiation.</p>
<p><b>Accommodation:</b></p>	<p>The accommodation provides the following approximate areas:</p> <p>Commercial Space                      4,000 sq ft (approx.)  Kitchen/Staff Area  Male and Female W.C.’s</p> <p>The First floor mezzanine is approximately 7,200 sq ft with potential to extend by a further 800 sq ft.</p>
<p><b>Business Rates:</b></p>	<p>Interested parties are advised to make their own enquiries to the local authority, being the Royal Borough of Greenwich.</p>
<p><b>Parking:</b></p>	<p>If a new lease is granted, there will be 5 parking spaces demised, although additional ones may be available by separate negotiation.</p> <p>If sold, any parking spaces would be by separate negotiation.</p>

Misdescriptions Act 1991

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<b>Deposit:</b>	In the case of a new letting, a deposit of up to 6 months rent may be required, subject to status.
<b>Reference Fee:</b>	Upon acceptance of offer and prior to documentation being circulated, in respect of a letting, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
<b>VAT:</b>	VAT is applicable to the rent and service charges
<b>Legal Fees:</b>	Each party to bear their own costs.
<b>Viewing:</b>	Strictly via appointment through joint sole agents: John Payne Commercial 020 8852 6125 And Joint Agents Cherryman 020 7404 0040

JP/SM/VP22-24/C00701

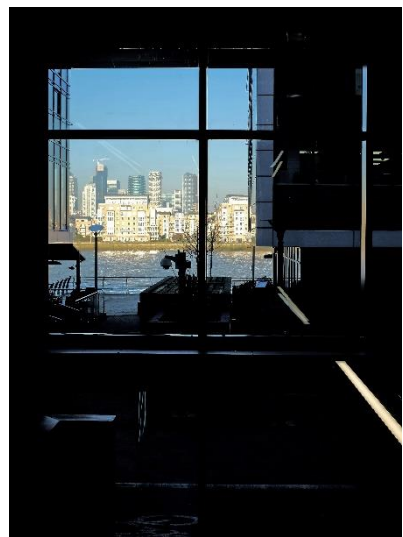
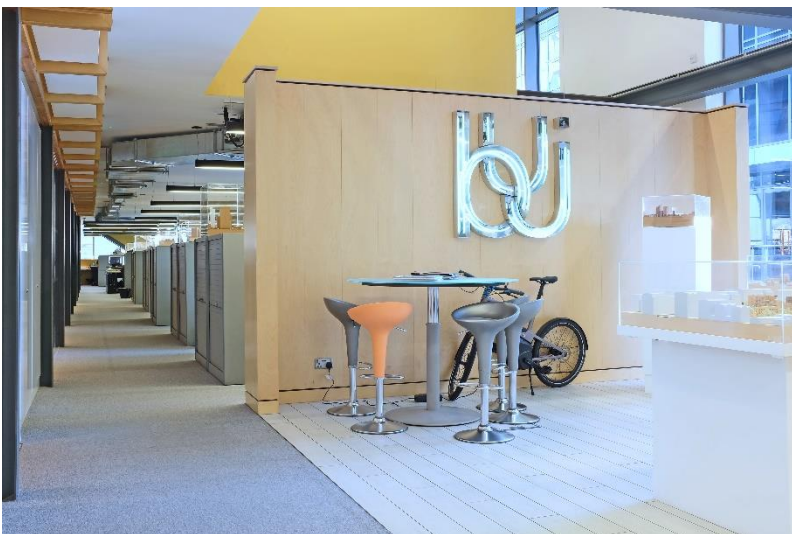
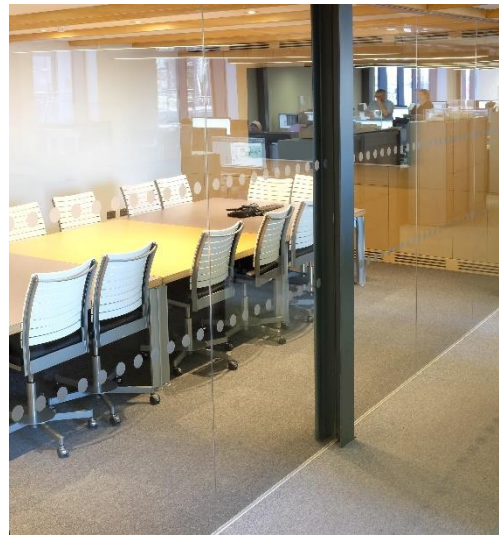
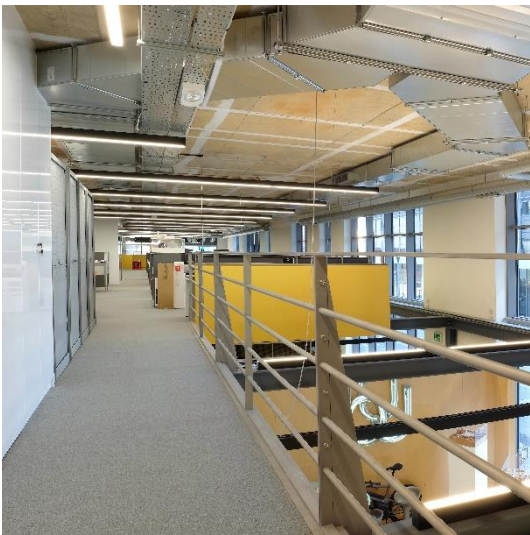


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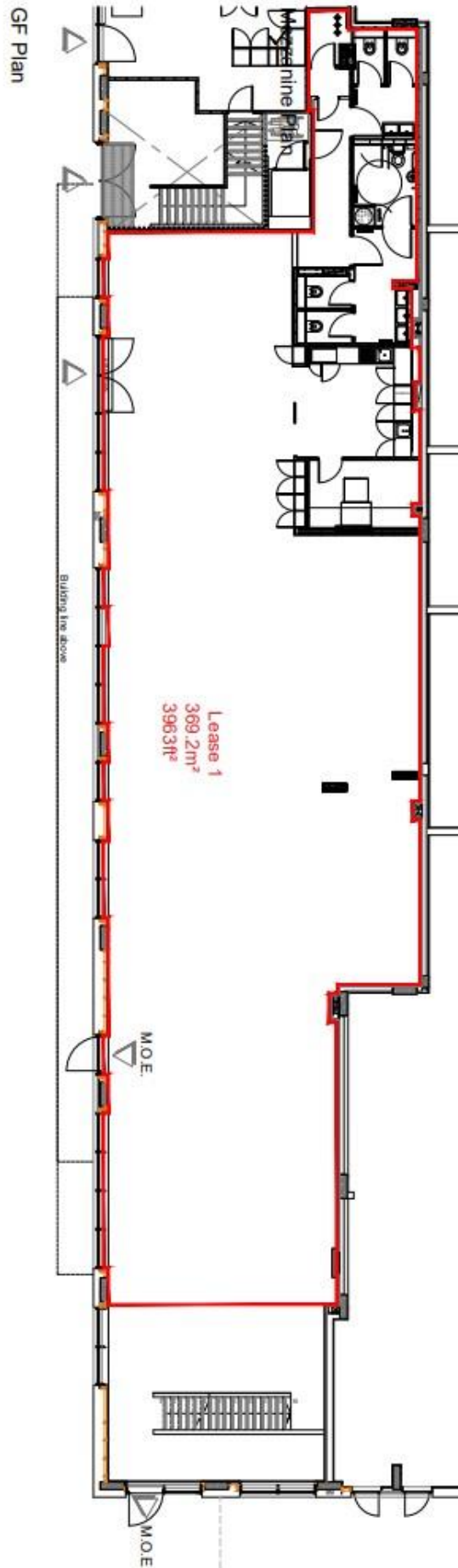
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*PDF floor plan available on request*

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