

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

VIRTUAL FREEHOLD FOR SALE
GROUND FLOOR RIVERSIDE DEVELOPMENT
1,151 SQ FT OF MODERN OFFICES
SALE AND LEASEBACK OPPORTUNITY
COULD BE OFFERED VACANT IF PREFERRED
SUBTERRANEAN PARKING INCLUDED



**UNIT 2, SHERMAN WALK, RIVER GARDENS,
GREENWICH, SE10 0YJ**

GUIDE £390,000

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:	These offices are in an enviable location just a few yards of the river Thames and form part of a mixed-use development built by Bellways a few years ago. Sherman Walk is located off Banning Street and Christchurch Way in an area of huge regeneration close to the River Garden Café/Restaurant, Co-op Supermarket, gym and a new Youngs Pub in Enderby Wharf.
Description:	A large open plan office suite which has been fitted out to a high standard and broadly speaking measures 16.75m overall depth and width of 6.6m. Nett usable area is approximately 107 sq metres (1151 sq ft). The space has a dual entrance enabling it to be easily sub-divided. <ul style="list-style-type: none"> • Subterranean parking space included • Male and female W.C.'s • Off-peak electric heating • Well fitted kitchen • Superb riverside location • Sale and Leaseback or vacant possession if preferred
Terms:	Our client holds a Head Lease for an original term of 999 years and wish to do a sale and leaseback for a term of 10 years at a rent of £32,000 per annum. ALTERNATIVELY, they would consider relocating and offering VACANT POSSESSION.
Business Rates:	Interested parties are advised to make their own enquiries to the local Authority, being the Royal Borough of Greenwich.
VAT:	May be payable, dependent upon how the sale is structured.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/EJ/SW2/C00759



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

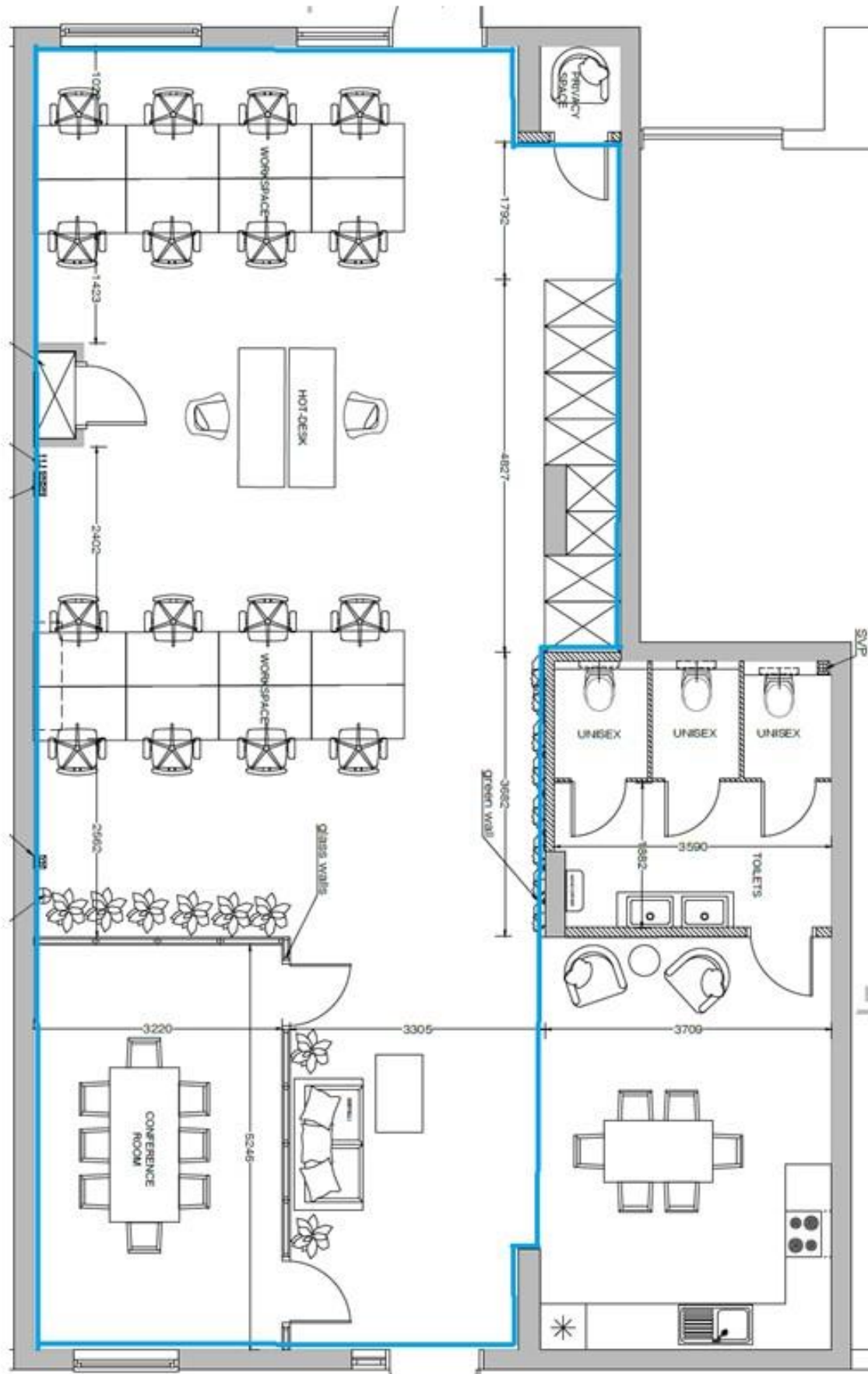


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