

## OFFICE SPACE IN PLUMSTEAD AVAILABLE TO LET



Refurbished office space in Plumstead to let.

Total floor area of approximately 470 square feet.

Property is offered in brand new condition.

Off street parking less than 50 metres away from property.

Suitable for office use only.

Available on a new lease, terms negotiable.

2a Cambridge Row

Plumstead

SE18 7JL

Tenure: TO LET

Asking Price: £12,500pa

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Cambridge Row is a mainly residential area in Plumstead located approximately 0.2 miles from the main busy thoroughfare Plumstead Common Road which serves directly into Plumstead High Street. The subject property is located approximately 2 miles from the A2 which has direct links to the Dartford Crossing and also Blackwall Tunnel.

There are local bus routes which pass through Cambridge Row and also Plumstead station which is approximately 0.7 miles away and goes directly to Central London in under 30 minutes.

**DESCRIPTION:**

The subject property has recently been completed refurbished and is offered in brand new shell condition. A double entrance door with glazed windows to the side is secured by an electric roller shutter. On entrance to the property there is a main office area of approximately 260 square foot and to the right is a private office of approximately 150 square foot which would be suitable as a private office, meeting room or training room. Also there is a brand new fitted kitchen with single toilet to the left of the property.

The property would be suitable for office use only.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

**EPC:**

An EPC has been commissioned to be carried out.

**RATES:**

The property is in the process of being rated but we envisage the property will qualify for small business rate relief. Any further enquiries should be made directly with the relevant council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

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