

PLUMSTEAD

UNITS 1-8 DENNINGTON MEWS

KASHGAR ROAD

SE18 1DY

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET –SELF CONTAINED COURTYARD/MEWS SCHEME
NEWLY BUILT OFFICE/CLASS E USE UNITS – GROUND FLOOR**



Location & Description

Plumstead is a busy suburb within the Royal Borough of Greenwich located approx. 1.5 miles to the east of Woolwich and 2.5 miles west from Abbey Wood. Dennington Mews is situated at the junction with Plumstead High Street (A206) which links Woolwich Town Centre to the West, and Thamesmead to the North. The town is well served for public transport with Plumstead Railway Station located 0.6 miles away offering frequent rail services to London Mainline stations. In addition, several bus routes terminate within walking distance of the property.

The scheme comprises of eight single storey commercial buildings with external allocated parking areas within a courtyard setting. The accommodation is of varying floor areas with access to each unit via a self-contained entrance from the forecourt. Internally each unit is configured to provide open plan space with kitchenette and WC. In terms of specification the space is fitted to a good standard throughout to include LED lighting, UPVC glazing and floor coverings throughout and considered suitable for a wide variety of users including offices, medical and leisure.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms

Each unit is available to let on the basis of a new Full Repairing and Insuring lease granted outside the security provisions of the Landlord & Tenant Act for a term of years to be agreed at a commencing rent of;

Unit 1: £12,000pax

Unit 3: £13,000pax

Unit 6: £16,000pax

Unit 7: £18,000pax

Unit 8: £18,000pax

Rents are payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive and should contact London Borough of Greenwich.

VAT

We have been advised by our clients that property is not elected for VAT.

Service Charge

A service charge is applicable in respect of the upkeep and maintenance of common parts. We understand the current figure is 10% of the annual rent.

Accommodation

Unit	Sq.Ft	Sq.m
1	592	55
3	613	57
6	753	70
7	882	82
8	882	82

Units Are Available In Isolation Or Combined

Allocated Parking Space (One) Per Unit.

Photo (Unit 8)



Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk