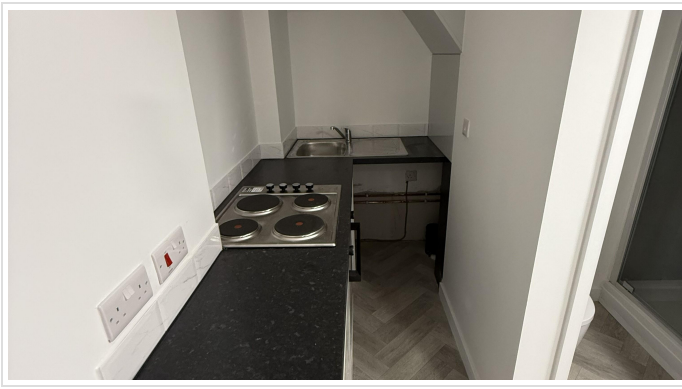


Office In Woolwich Road , London, SE10 0RJ

£1,500 Monthly





## SHORT DESCRIPTION

Property Ref: 16570 Self-Contained Private HQ - Newly Renovated Grade A Studio with Parking & Shower in Greenwich A brand new, detached boutique office space at Woolwich Road. Recently completed to a Grade A standard, this 40 sqm self-contained building is split over two levels, offering a versatile layout perfect for a creative agency, tech startup, or professional services firm seeking a private, high-profile presence in Greenwich. The property has undergone a comprehensive back-to-studs renovation, including all-new electrical wiring, modern heating, new roof and plumbing, ensuring a turnkey plug-and-play experience for your business. Key Features: - Total Privacy: Detached building with its own dedicated street entrance with 24-7 access - no shared lobbies or elevators. - Split-Level Design: Architectural mezzanine layout allows for distinct zoning (e.g., meeting area downstairs, focused workstations upstairs). - Premium Amenities: Fully equipped modern kitchenette and a private bathroom featuring a high-spec shower - perfect for those who cycle or run to work. - Included Parking: Rare off-street parking space located directly at the property. - Energy Efficient: Rated EPC C, benefiting from brand-new insulation and high-efficiency lighting & heating to keep overheads low. - Prime Connectivity: Located on Woolwich Road (SE10) with excellent transport links into Greenwich, Canary Wharf, and the City. - Great transport links: office is a 6 minute walk to Westcombe Park train station (12mins ride to London bridge) and immediately opposite the bus stop for multiple routes (177, 129 & 286). It is also just off the A206 within 2 mins access of the A2 and both Silvertown & Blackwall Tunnels. Lease Terms: - Rent: 1,500 per month. - Immediate available - New Lease Available Direct from the Landlord - no VAT or other fees & charges Viewings: This is a unique opportunity to secure a standalone building in a sought-after SE10 location. Early viewing is highly recommended. Property Type: Office Full Renting price: £1500.00 Pricing Options: Offers in excess of EPC rating: D Measurement: 430.556 sq.ft. Outside Space: Patio Parking: Off street Heating Type: Electric Heating -----



**Bed Room(s)**



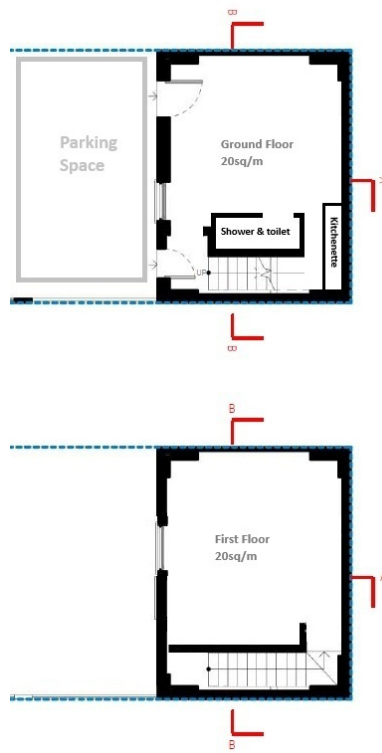
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

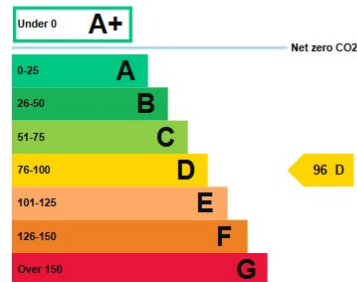
Property type	Retail/Financial and Professional Services
Total floor area	54 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

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