



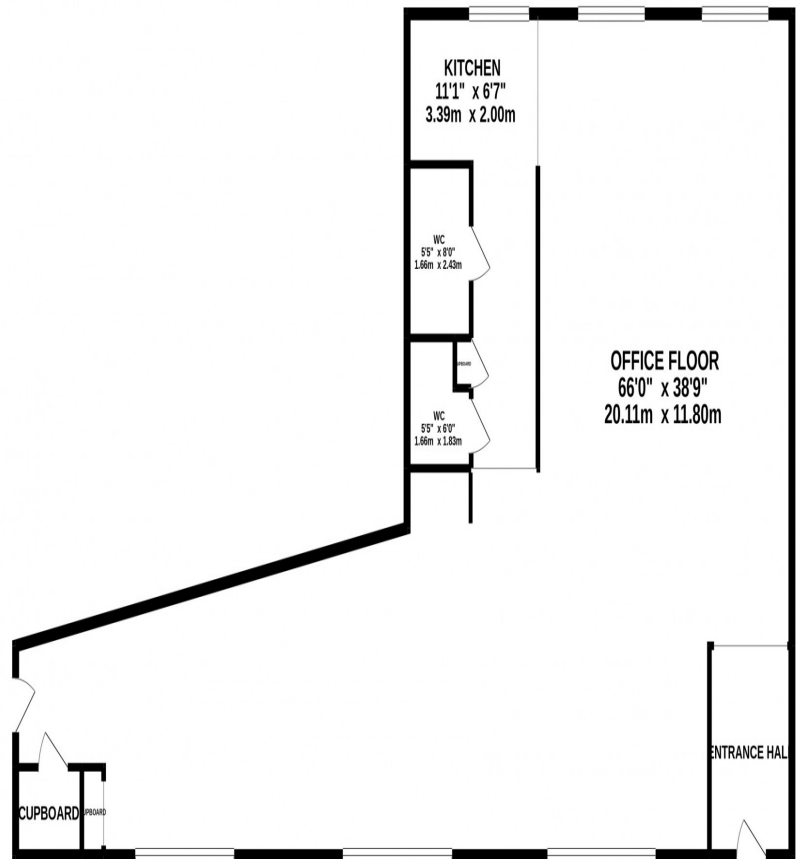
## Greenwich High Road, London | £600,000 Virtual Freehold

Situated in a busy commercial area a short distance from central London and walking distance from Greenwich DLR we are delighted to offer for sale this virtual freehold A grade office of approx 1700 sq ft that has recently been refurbished to a high standard boasting essential space for any thriving business. This ground floor unit is sold vacant with a lease of over 950 years and is an ideal base with room for at least 10 work stations, staff facilities and space to create meeting rooms and reception areas to suit the clients individual needs. There is secure parking available at present for four vehicles and the potential for more and the frontage of this building we feel offers tremendous potential for marketing on this busy road. Appointment to view this property is strictly via the vendors sole selling agents and early attention to view is well advised to avoid disappointment.



- A Grade office space
- Circa 1700 sq ft of prime office space
- Easy access to city
- Ground floor office suite
- Over 950 year lease
- Prominent street presence

## GROUND FLOOR 1676 sq.ft. (155.7 sq.m.) approx.



### Entrance

Office floor 66'0" x 38'9" (20.12 x 11.81)

Kitchen 11'1" x 6'7" (3.38 x 2.01)

Toilet one 8'0" x 5'5" (2.44 x 1.65)

Toilet two 6'0" x 5'5" (1.83 x 1.65)

### Underground parking

Allocated for four cars

TOTAL FLOOR AREA: 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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