## UNIT 2, GREENWICH SQUARE, LONDON, SE10 9FT







### **KEY POINTS**

- Great frontage onto Woolwich Road
- Prominent corner unit
- 4m high ceilings
- Fitted restaurant
- Class E

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#### LOCATION

Lambarde Square is positioned between Greenwich and the Greenwich Peninsula, and occupies a prominent location with a frontage onto Woolwich Road. The property forms part of an exciting mixed use development (Greenwich Square) which comprises of 645 homes, and a range of retail, café and restaurant with users including Sainsburys and Costa Coffee.

The library, customer service centre and the NHS medical facility and 'Better' gymnasium and pool attracts a significant number of visitors per year, creating a landmark destination in Greenwich.

A few minutes' walk away, Maze Hill station provides fast links to London Bridge, whilst the Jubilee Line at North Greenwich allows easy onward connections to Canary Wharf.

#### DESCRIPTION

The unit has a large frontage facing Woolwich Road and continues onto the square, creating a triple frontage. The unit benefits from fitted glass for the external walls, which allows natural light throughout the unit.

Internally, the unit also benefits from a floor-to-ceiling height of circa 4m. The property has been used as a restaurant and benefits from a fitted kitchen.

TERMS	SIZE
Available on flexible lease terms	2,521 sq ft
Quoting rent: £60,000 pa	
Both parties are to pay their own legal costs.	EPC
VAT	В

VAT is payable on the rent and service charge.



#### VIEWINGS / MORE INFORMATION

For more information or to arrange a viewing, please contact one of John D Wood's agents on the details below.

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