



Commercial Unit To Let – 361.1 sq.m (3,886 sq.ft)

Callis Yard, Woolwich, London, SE18

Cherryman

Map



Commercial Unit Floor Plan



Location

Callis Yard forms part of the major Woolwich regeneration and transformation that has been taking place over the last few years. The development is located on the main arterial route that is Woolwich High Street and runs along the bank of the River Thames. It also benefits from excellent transport routes with Woolwich Arsenal DLR station and the new Elizabeth Line Crossrail Station less than 5 mins walk away. Crossrail is due to open in 2020 and access to Canary Wharf (8 mins) and the West End (14 mins) directly. City Airport is located across the Thames and is a 10 min ride on the DLR.

Description

The unit forms part of the ground floor of a 16 floor residential development, comprising of 152 units. The commercial unit is offered in a shell condition with capped off services. For further detail on the development please visit <http://www.callisyard.com/>

Planning Use

The unit currently has planning for use as a Childrens' Play Centre (D1 use class). Other uses may be considered subject to landlord's consent and appropriate change of use.

Terms

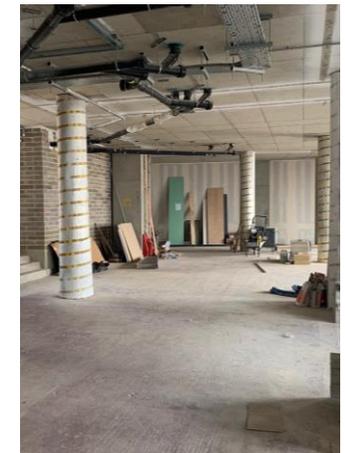
New lease is available direct from the landlord for a term to be agreed at a quoting rent of £77,700 p.a (£20.00 psf) +VAT.

The landlord may consider the sale of the long leasehold, price on application.

Unit Measurements	Meters	Feet
Size	361.1 sq.m	3,886 sq.ft
Slab to slab height	3.46 m	11ft 4in
Frontage length	34.52	113ft 3in
Average depth	8.30 m	27ft 2in



Unit Frontage



Internal picture

Contact



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Important Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.