

OFFICE

**BUSINESS
SPACE
AGENCY**

TO LET / FOR SALE



UNIT 5A, NEW CAPITAL QUAY, VICTORIA PARADE, GREENWICH, LONDON SE10 9FR

NEWLY CONSTRUCTED RETAIL / OFFICE UNIT OF 3,110 SQ FT

- **NEWLY CONSTRUCTED UNIT WITH A1 / B1 (OFFICE) CONSENT**
- **SHELL & CORE UNIT WITH MEZZANINE**
- **ANCHOR TENANT - WAITROSE**
- **PRIME RIVER FRONTAGE**

LOCATION

New Capital Quay is set on a peninsula, surrounded by water on three sides, giving panoramic views of the River Thames, with Canary Wharf in the near distance. It is five minutes' walk from historic Greenwich, 10 minutes by DLR to the Canary Wharf business district and 20 minutes to the heart of the City.

DESCRIPTION

The unit has prime river frontage and forms part of Galliards New Capital Quay development. The unit is offered as shell and core with mezzanine, ready for an occupier's fit out. The unit has A1 (Retail) and B1 (Office) consent and may be suitable for other uses subject to planning.

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UNIT OF 3,110 SQ FT**

ACCOMMODATION

FLOOR	SQ FT	SQ M
UNIT 5A		
Ground floor	1,600	148.64
Mezzanine floor	1,510	140.28
TOTAL	3,110	288.92

Parking spaces may be available on separate licence at a cost of £1,000 per annum.

TERMS

The unit is available to let at a rent of £65,000 per annum. Alternatively, the unit is available to purchase at a price of £1,100,000.

VAT

Please note that VAT will be chargeable on any retails, purchase price and service charge.

SERVICE CHARGE

A service charge will be levied, but this is yet to be assessed.

RATEABLE VALUE

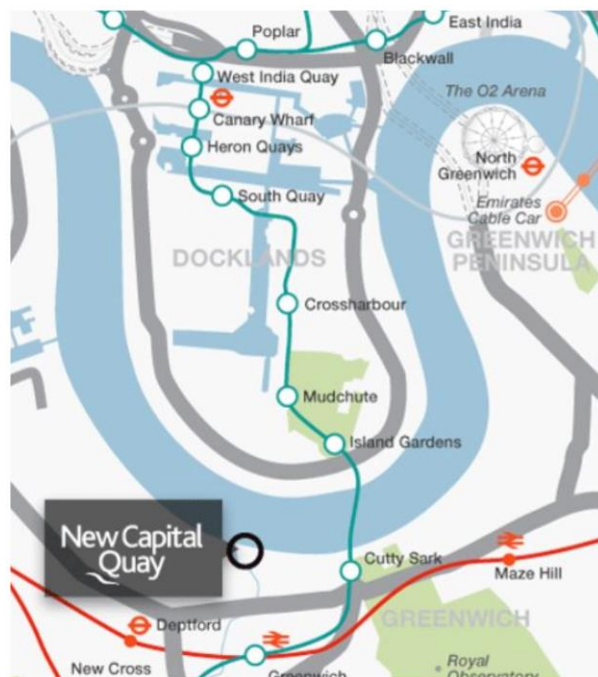
The units are yet to be assessed, pending practical completion.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided when the units have been completed.

VIEWING

Strictly by appointment with the joint agents Glenny LLP or Shelley Sandzer.



CONTACT

For further details on these and many other available properties please contact:



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