

ROYAL  
ARSENAL  
RIVERSIDE

TO LET



# NEWLY BUILT RETAIL SHOWROOM

5119 SQ FT (475.5 SQ M)

UNIT 7 | 14 VICTORY PARADE | PLUMSTEAD ROAD | ROYAL ARSENAL RIVERSIDE | WOOLWICH | LONDON SE18 6FL



# LOCATION

Royal Arsenal Riverside in Woolwich is a Berkeley Group development on the Thames, comprising 5,000 new homes and approximately 900,000 sq ft of commercial space including restaurants, bars, retail outlets and leisure facilities. The new Crossrail Elizabeth Line will offer journey times to Canary Wharf (8 mins), Liverpool Street (14 mins), Bond Street (22 mins) and Heathrow (50 mins).

The subject premises are located in a highly prominent position on Plumstead Road (A206), at the junction with Arsenal Way, less than 50 metres from the Crossrail Station. Other multiple occupiers nearby include M&S Simply Food, Sainsbury's Local and Barclays Bank.



# DESCRIPTION

The premises comprise a ground floor car showroom, fitted to a high specification. It includes tiled flooring, recessed LED lighting, customer 'lifestyle' facilities, staff areas, toilets and new car handover bay. In addition there are 5 designated on site car parking spaces.

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# FLOOR AREAS

All floor areas and dimensions are approximate only:

Gross Frontage	101'2	(30.85m)
<b>Total Floor Area</b>	<b>5119 sq ft</b>	<b>(475.5 sq m)</b>

## TERMS

The property is held under an effective full repairing and insuring lease for a term of 15 years from 11th August 2017, subject to a tenant only option to break on 11th August 2027. The lease provides for upward only rent reviews in August 2022 and 2027.

Passing rent - **£127,950 per annum** exclusive.

Car parking rent (5 spaces) - **£10,000 per annum** exclusive.

Consideration will be given to granting a sublease for a term by arrangement.



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# STEPHEN



# JAMES



## PLANNING

The existing use is Sui Generis car showroom. The premises may suit alternative uses within A1, A2, A3 & A4 of the Use Classes Order, subject to planning and landlord's consent.

## SERVICE CHARGE

The lease is subject to a service charge, full details on request.

## VIEWING

Strictly by appointment with Sole Agents:



**Stephen James Properties LLP**  
Unit 1, Martinbridge Estate, Lincoln Road,  
Enfield EN1 1SP

**Jeremy Dangerfield**  
020 8344 0980 / 07775 625 674  
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