



# CLASS E UNIT TO LET IN PLUMSTEAD

**17A HERBERT ROAD, PLUMSTEAD,  
LONDON, SE18 3TB**

**\*SUBJECT TO VACANT POSSESSION\***



## Location:

The subject property is located on Herbert Road adjacent to Plumstead Common Road. Woolwich Arsenal Station (National Rail and DLR Services) and Woolwich Station (Elizabeth Line Services) are located nearby. The property is also well served by local bus routes.

Nearby occupiers include: Jennings Bet, Post Office, the Co-Op, Fireaway Pizza and Coral, amongst a variety of well-established independent occupiers.

## Accommodation:

The unit is arranged over a Ground Floor and First Floor only and has the following approximate net internal areas:

**Ground Floor: 415 sq. ft. (38.55 m<sup>2</sup>)**

**First Floor: 371 sq. ft. (34.47 m<sup>2</sup>)**

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£22,500 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

**Kyle McGuire**

[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

**Sam Westmacott**

[sam@jenkinslaw.co.uk](mailto:sam@jenkinslaw.co.uk)



## Location Maps:

