

lot 9

# NHS Greenwich Offices and Car Park, 31-37 Greenwich Park Street Greenwich, London SE10 9LR

Rent  
**£140,000**  
per annum  
exclusive with  
an RPI Rental  
Increase in  
October 2011

**Freehold Office with Separate Car Park  
Investment**

- Let to Greenwich Teaching Primary Care Trust (now NHS Greenwich and Greenwich Community Health Services)
- With future residential development potential (subject to consents)
- Outside the Security of Tenure provisions of the L&T Act 1954

- Affluent Inner London suburb
- 100 metres from Greenwich Park, A World Heritage Site That Houses the Royal Observatory
- Valuable rent review in October 2011 geared to RPI
- Six Week Completion Available



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**Location**

**Miles:** 2 miles south of Canary Wharf  
 5 miles south-east of City of London  
 6 miles south-east of London's West End  
**Roads:** A2, A205 (South Circular Road), A20, A202, A102  
**Rail:** Cutty Sark (Docklands Light Railway), Maze Hill Railway  
**Air:** London City Airport, Heathrow Airport, London Gatwick Airport

**Situation**

The property is situated circa 100 metres north of Greenwich Park within an attractive and affluent residential suburb. Greenwich Park is home to The Royal Observatory and to Greenwich Meantime. The National Maritime Museum, former Royal Navy Colleges and the world famous Cutty Sark are all close by. Together with the park, these buildings form a UNESCO World Heritage Site.

**Description**

The property comprises an attractive FORMER POST OFFICE SORTING OFFICE that has been subject to a recent refurbishment program to form contemporary OFFICE ACCOMMODATION. In addition there is a regular and level SITE of approximately 0.04 hectares (0.1 acre) situated on the opposite side of the road currently used as a surface car park accommodating 20 cars with double parking.

**Planning**

The property is NOT listed but is within a Conservation Area and may be suitable for future residential development (subject to consents). A scheme has been drawn up to develop 4 x one bedroom flats with roof terraces on the office site together with 1 x two bedroom, 1 x four bedroom houses and 3 x three bedroom and 3 x one bedroom flats on the car park site. No planning permission has been applied for. Plans are available from the auctioneers.

London Borough of Greenwich Planning Department  
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**Tenure**

Freehold.

**VAT**

VAT is applicable on this lot.

**Six Week Completion Available**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Basement	Office	117.06 sq m	(1,260 sq ft)	<b>GREENWICH TEACHING PRIMARY CARE TRUST</b>	6 years from 10/10/2008 (1)	£140,000	10/10/2011 (2)
Ground	Office	385.22 sq m	(4,145 sq ft)				
Mezzanine/First	Office	166.11 sq m	(1,788 sq ft)				
Car Park							
<b>Total</b>		<b>668.39 sq m</b>	<b>(7,193 sq ft)</b>			<b>£140,000 rising in Oct 2011</b>	

(1) The Leases is outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.  
 (2) As to the October 2011 rent review the lease provides for the rent to be reviewed to Open Market Rent or increased in line with the Retail Price Index (RPI) whichever is the greater.

**For further details please contact:**

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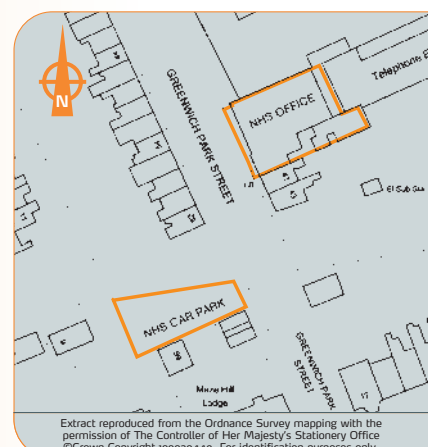
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 Ref: Joe Malvisi/Jonathan Green.

**Solicitors:**

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