

## 38 WELLINGTON STREET, WOOLWICH, SE18 6QF

### NEW MIXED USE DEVELOPMENT TO LET POTENTIAL FOR OFFICE/LEISURE/RETAIL USES



#### LOCATION

The premises are to form part of a newly developed mixed use scheme providing residential to the upper floors and ground floor commercial.

The premises adjoin the Woolwich Town Hall and are opposite the new Woolwich Central development, anchored by Tesco Extra.

Wellington Street links the John Wilson Street to Woolwich Arsenal rail & DLR station.

#### SIZE

GIA (455 sq m) 4,890 sq ft

#### LEASE & RENT

New lease available on terms to be agreed.

#### PLANNING

Consent is granted for A3/A4 & D2 uses.

The property would suit alternative uses including office and business space subject to planning

#### FURTHER INFORMATION

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For further details

020 7569 9900

EPC available on request  
Subject to Contract and Exclusive of VAT  
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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