

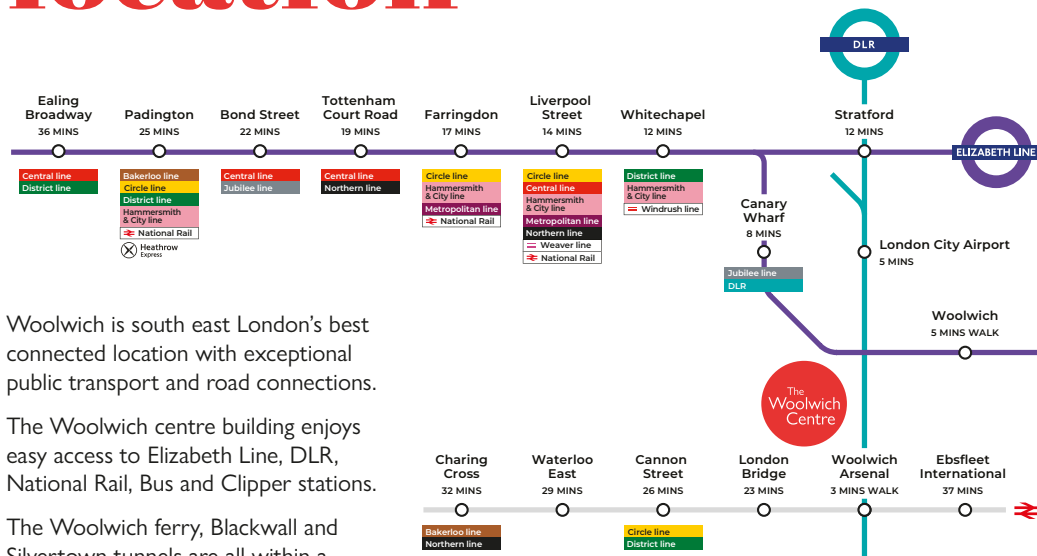
The Woolwich Centre

35 WELLINGTON STREET,
LONDON SE18 6HQ

Contemporary offices with exceptional transport connections

to let approx. 2,500 – 40,596 sq ft

location



Woolwich is south east London's best connected location with exceptional public transport and road connections.

The Woolwich centre building enjoys easy access to Elizabeth Line, DLR, National Rail, Bus and Clipper stations.

The Woolwich ferry, Blackwall and Silvertown tunnels are all within a short drive.

The immediate setting is exceptional, directly opposite the stunning grade II listed Town Hall, adjoining General Gordon square and a short walk from the open air market at Beresford Square which leads to the historic Royal Arsenal Riverside development.

... south east London's best connected location



Elizabeth line.....	5 mins	Woolwich Arsenal	5 mins
DLR	3 mins	Public Carpark	2 mins
Main Line	3 mins	New 100,000 sq ft Leisure centre	1 min.

town centre regeneration



The local council are investing in a new, exemplar leisure centre in Woolwich town centre. This will replace the Waterfront Leisure Centre and, along with a new arts venue and community space in the Tramshed building, will be a focus of the wider regeneration of the town centre.

Facilities include:

- a 25m, eight lane swimming pool
- leisure water with flumes/slides
- a teaching/training pool
- a health suite and spa with sauna and steam room
- a café overlooking General Gordon Square
- fitness suites across two levels
- a six-court sports hall
- a five-a-side hall
- multi-purpose exercise studios
- squash courts
- a creche, soft play area and party rooms
- flexible and accessible community spaces.





The Woolwich Centre comprises a modern office building and civic hub situated in the heart of Woolwich Arsenal, which opened in 2011. Set across eight storeys, the property offers office accommodation with panoramic views of the capital, and civic facilities on the ground floor including a library.

The fourth and fifth floor contain approximately 40,596 sq ft of open plan, modern office space with extensive window coverage and a plentiful supply of natural light. Both floors also have an extensive supply of meeting rooms, W/C facilities, dedicated breakout space, and a kitchenette.

PLUG & PLAY:
Offices and meeting rooms are fully fitted, furnished and ready for immediate occupation.



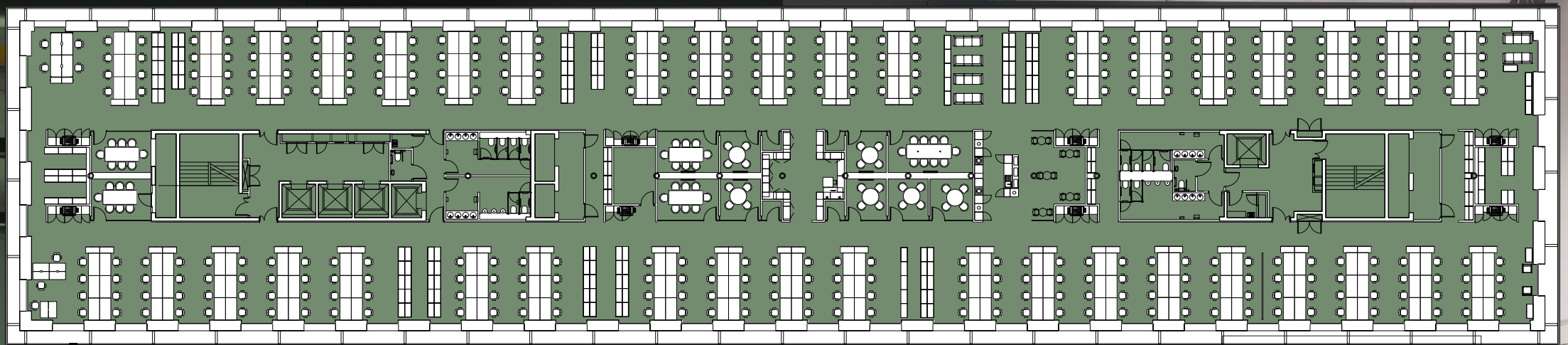
description+specification



- EPC B
- CAT A+ Fitout
- Demised Meeting Rooms
- 4 x Passenger Lifts
- High Window Coverage
- Great natural light
- Open Plan Layout
- Break out space
- Lockers

typical floor plan

potential layout



Set across eight floors, the property offers flexible office accommodation, with excellent communication links and civic facilities on the ground floor, including a library.

floor areas

The available space offers the following approximate Net Internal Areas:

4th floor

20,298 sq ft

5th floor

20,298 sq ft

total 40,596 sq ft



additional information

TERMS

Suites from 2,500 sq ft are available to lease on an effective full repairing and insuring basis for a term to be agreed. Rent upon application.

BUSINESS RATES

Rates payable of approximately £7.22 per sq. ft for FY25/26. Interested parties are advised to make their own enquiries.

SERVICE CHARGE

To be advised

EPC

B(44) – valid until November 2034

VAT

VAT will be applicable to rent and all charges.

LEGAL COSTS

Each party will be responsible for their own legal fees.

VIEWING AND FURTHER INFORMATION

Please contact



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