

LEWISHAM GATEWAY
CLASS E UNIT
DIRECTLY OPPOSITE DLR STATION

TO LET

STATION ROAD
LONDON, SE13

**SHELLEY
SANDZER**

Since 1983

UNIT B1 + B2 – BRICK KILN 1



LOCATION

Located adjacent to Lewisham National Rail and DLR Stations, Lewisham Gateway offers outstanding transport connections to London Bridge in 9 minutes, Charing Cross in 17 minutes and Canary Wharf in 25 minutes. Several mixed use developments creating over 2000 new homes are being or have been constructed within Lewisham Town Centre as well as a new Cinema with associated retail and outdoor public space. Nearby occupiers include Costa Coffee, Sports Direct, Sainsburys Local, Matalan, Asda and Anytime Fitness.

ACCOMMODATION

The unit is available immediately offered in shell condition arranged as follows.

UNIT B1+ B2 – BRICK KILN 1

GROUND FLOOR AREA – 5,023 sq.ft
-Quoting £25 psf, subject to contract.

Unit B1 – 3,712 sq.ft
-Quoting £25 psf, subject to contract.

Unit B2 – 1,904 sq.ft
-Quoting £25 psf, subject to contract.

Unit 2 – River Mill 2

Let to Pret

LEASE

A new Full Repairing and Insuring lease is available for a term to be agreed.

TIMING

Available immediately subject to contract.

HANDOVER CONDITION

Units will be left in shell and core with capped off services.

RATES

To be assessed. Interested parties are advised to make their own enquires with Lewisham Council.

EPC

EPC's will be available upon request for interested parties to review.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction .

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Tony Levine – tony@shelleysandzer.co.uk / 07828542573

Finley Day – fin@shelleysandzer.co.uk / 07807416076

www.shelleysandzer.co.uk

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