



ROBERT IRVING BURNS



UNIT 4 82-84 CHILDERS STREET

LONDON SE8 5FS

TO LET

FITTED OFFICE SPACE IN DEPTFORD

CLASS E USES MAY BE CONSIDERED
SUBJECT TO DEED OF VARIATION

3,247 SQ.FT.

GROUND FLOOR

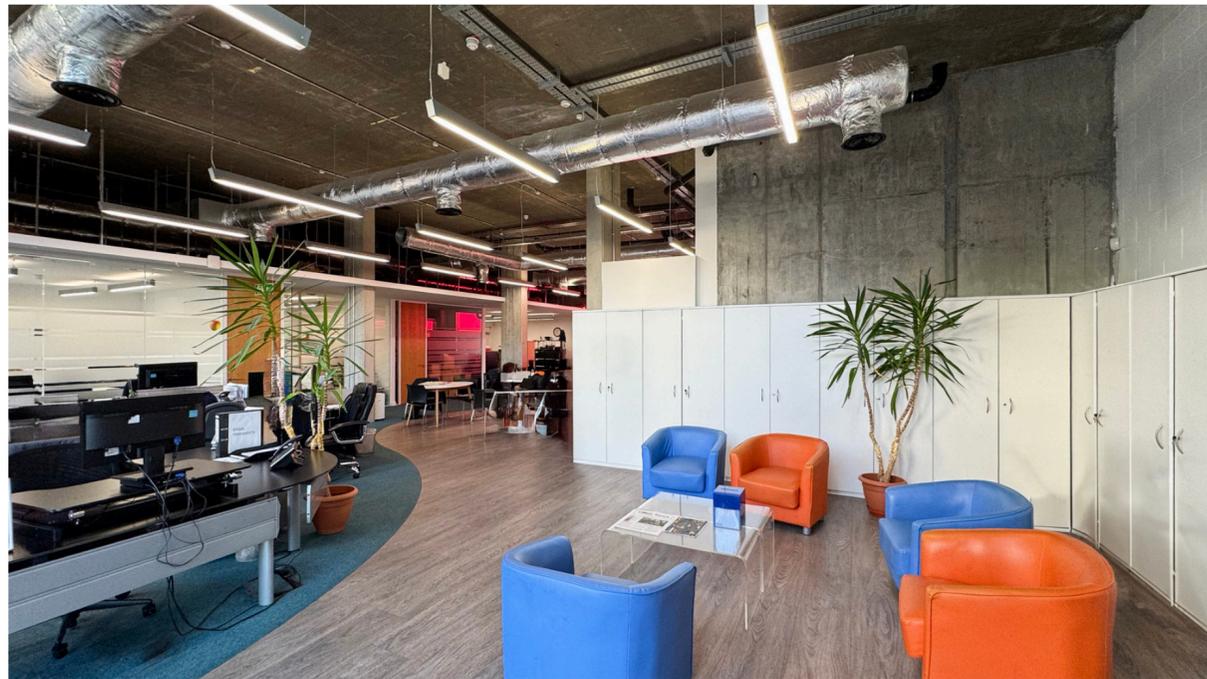
DESCRIPTION

The premises is a fitted former shell and core ground floor premises.

The unit currently serves as an office and is fitted with kitchenette, 4 x meeting rooms, reception area, WC and disabled WC and Comfort Cooling (not tested).

The unit has air flow system (not tested), fibre connection. There is front and rear natural light and amazing ceiling height throughout (up to 4.35m).

The space is suitable for a variety of different uses within class E.



82-84 CHILDERS STREET

LOCATION

The property is located on the north side of Childers Street in Deptford, a rapidly developing area within the London Borough of Lewisham. Positioned between Deptford and New Cross, the location benefits from a blend of residential and commercial activity, with several creative hubs and independent businesses nearby.

Transport links are convenient, with Deptford station (National Rail and DLR) just a 10-minute walk away, providing direct access to London Bridge in under 10 minutes. New Cross (Overground and National Rail) is also within a 12-minute walk, while local bus routes offer connections across South East London.

The surrounding area is home to a growing number of cafés, co-working spaces, and leisure spots, making it an attractive location for businesses and residents alike.



Sylva



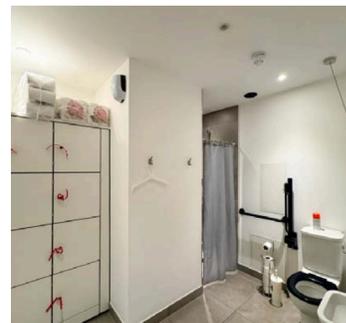
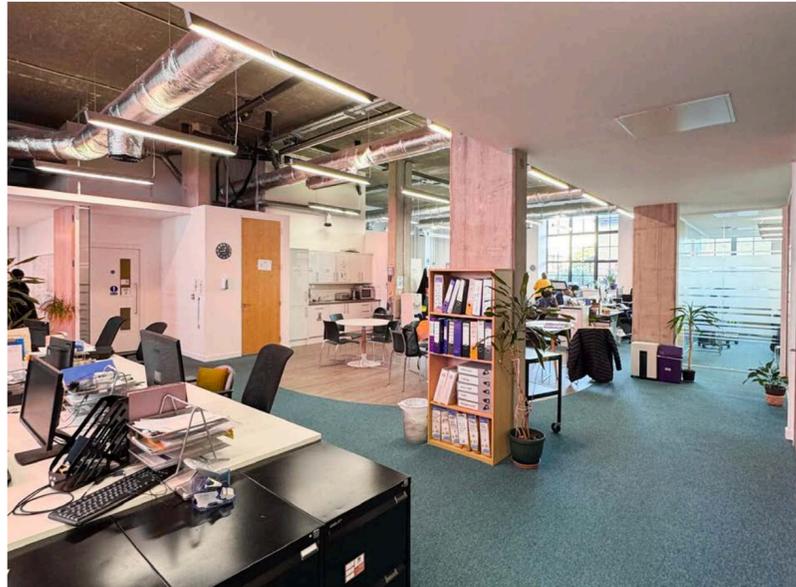
Lomond Coffee



BALDR CrossFit

SPECIFICATION

- 4 x meeting rooms
- Reception area
- WC and disabled WC
- Comfort Cooling (not tested)
- Air flow system (not tested)
- Fibre connection
- Front and rear natural light
- Ceiling height throughout (up to 4.35m)



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FINANCIALS

Floor	GROUND FLOOR
Total Size (sq.ft.)	3,247
Quoting Rent (p.a.) excl.	£48,705
Service Charge	TBC
Estimated Rates Payable (p.a.)	£18,837
Estimated Occupancy Cost excl. (p.a.)	£67,542

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



LEASE

Option 1: Assignment of the existing lease dated 5th January 2018 for a term until 4th January 2033. The lease is granted outside the landlord and tenant 1954.

Option 2: Sublease for a term to be agreed outside the landlord and tenant 1954.

Option 3: Simultaneous surrender of existing lease and regrant of a new lease on new market terms outside the landlord and tenant 1954.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaling floor plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.



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