



**TO LET
RENT REDUCED**

**Unit 3, 1 Creekside
Deptford
SE8 4SA**

New build commercial space with feature
mezzanine & full height atrium
Approx. 10,624 Sq Ft





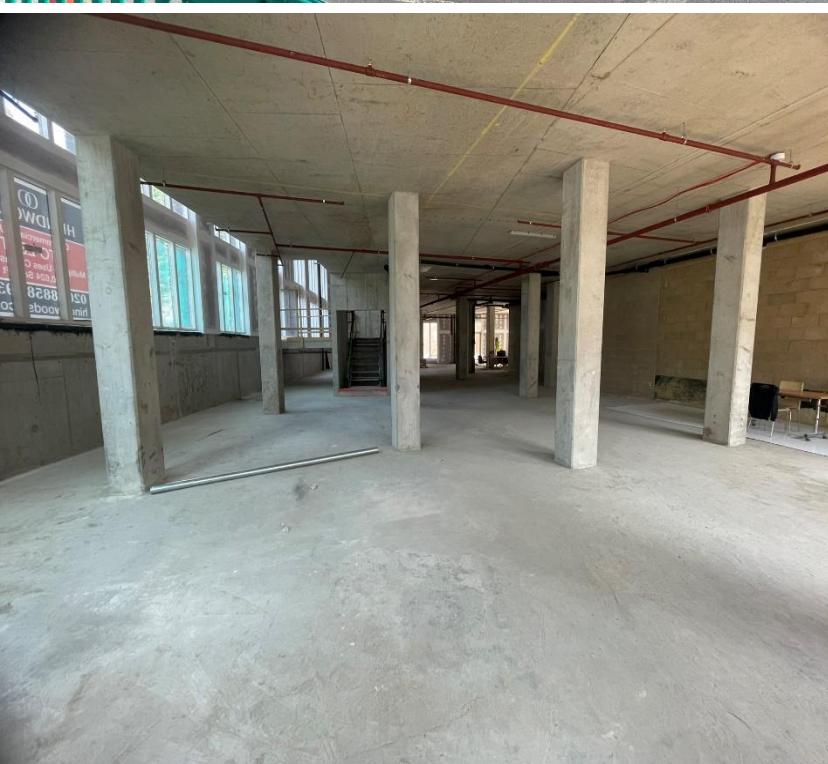
Location

The development is located in the fast-developing area of Deptford in central southeast London.

The unit occupies a prominent corner location at the junction of arterial Deptford Church Street and Creekside with near direct access to the A2 via Deptford Bridge.

The location benefits from excellent transport links, with Deptford mainline and DLR stations within easy walking distance.

Deptford High Street with its highly renowned street market provides a wide range of establishments and is a popular and vibrant area.



Description

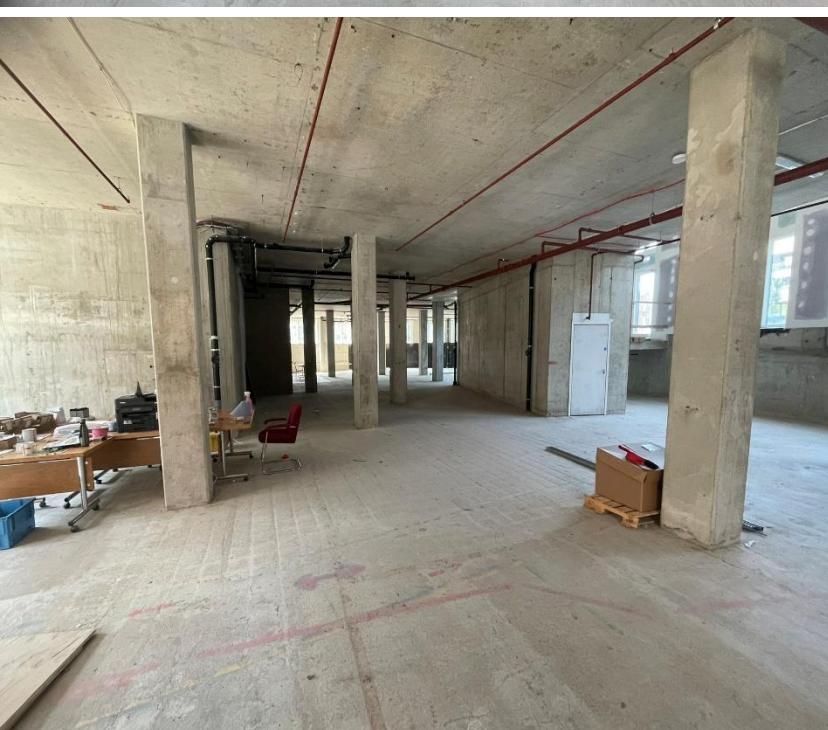
The premises comprise of a lower ground floor with a clear height of approximately 3.7m a mezzanine level and a triple height atrium entranceway delivered as shell, with capped off services ready for tenant fit-out.

The premises is part of a development of 56 residential units in a building ranging in height from 4 to 8 storeys, together with access, cycle parking, amenity space and refuse provision. The development is being completed to the BREEAM 'Excellent' standard.

Accommodation

The premises afford the following approximate Gross Internal Areas (GIA):

Lower Ground floor	517.00 sq m	(5,565 sq ft)
Mezzanine Floor	469.99 sq m	(5,059 sq ft)
Total	986.99 sq m	(10,624 sq ft)

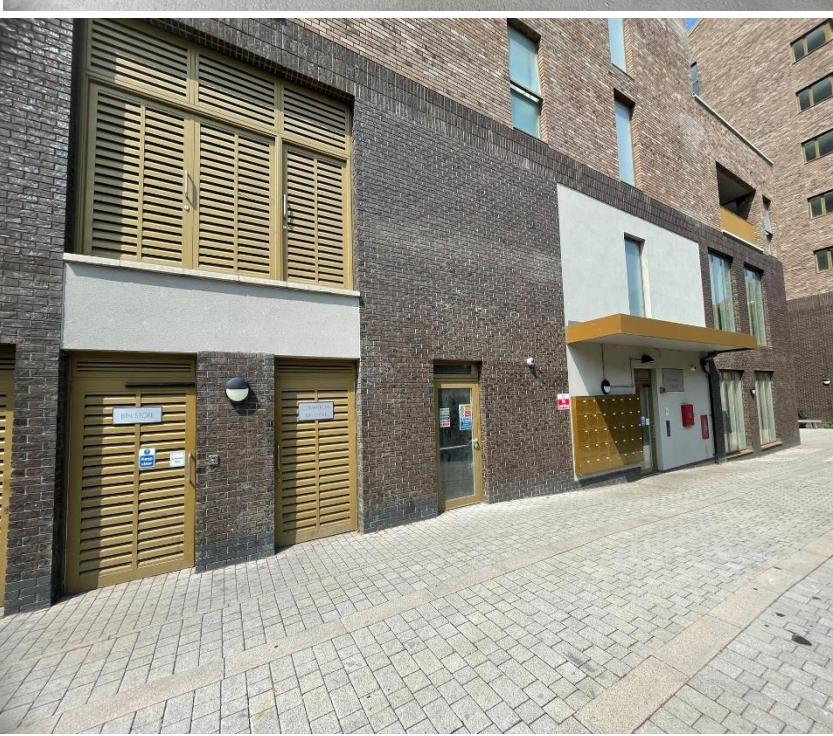
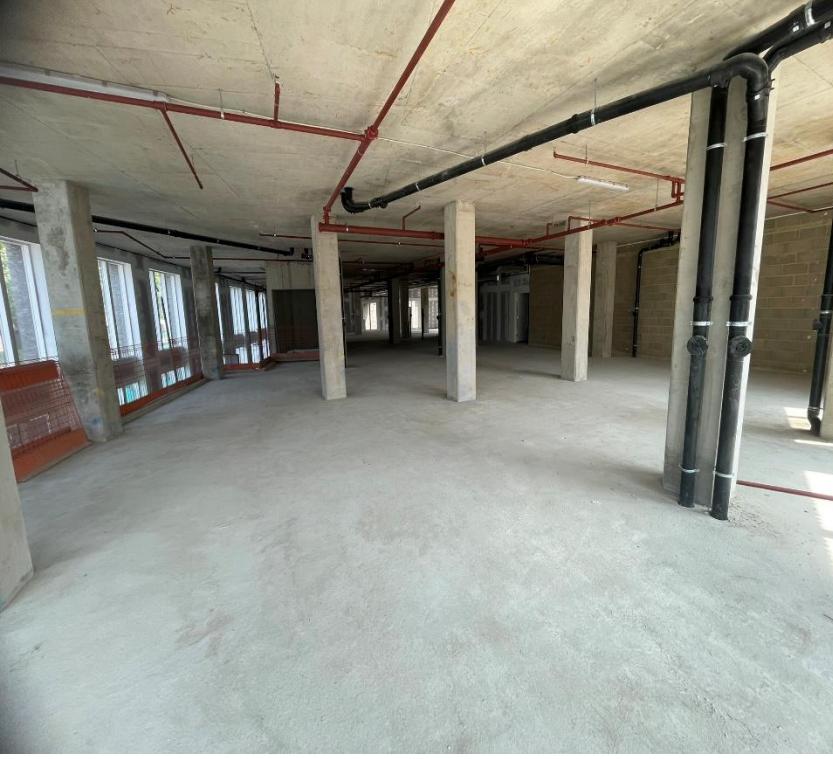


Property Use

The property has been restricted to B1/E(g) use. We recommend that interested parties obtain further guidance with the Local Planning Authority to ensure their intended use is permissible.

Rent

Quoting Rent of £100,000 Per Annum Exclusive.



Property Terms

The property is being offered on a full repairing and insuring lease on terms to be agreed, contracted outside the Landlord and Tenant 1954 Act.

Business Rates

The Rateable Value is to be assessed.

Service Charge

The current annual service charge estimate is £2,521.92, and covers buildings insurance, management charges, communal caretaking, and general building & estate repairs (communal areas only).

VAT

VAT will be applicable.

EPC

To be commissioned upon completion.

Legal Costs

The tenant/buyer will be responsible for the landlord's legal costs.

Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

Charlene Nicholls

c.nicholls@hindwoods.co.uk

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