



TO LET

9-19 Rushey Green  
Catford  
London  
SE6 4AZ

Ground Floor Shell and Core Space  
E class use  
Approx. 274.99 sq m – 2,960 sq ft



## Location

The property is located to the north of Catford Town Centre and south of Lewisham High Street and situated in the London Borough of Lewisham.

The immediate area comprises a mix of commercial and residential uses, with a Tesco's Express adjacent. Rushey Green (A21) provides access into central Lewisham to the north and the south circular to the south.

The site is situated between Lewisham and Catford. Approximately 1.1 miles from Lewisham Station, which provides access to the DLR and National Rail Services. Catford Station is located 0.7 miles to the south west. Lewisham Shopping Centre is located approximately 0.9 miles to the north.

## Description

The property comprises a large ground floor E class commercial unit, in "shell and core" condition, with capped off services and has an installed fire alarm (including facility for 3 phase power) and has 3.5m - 11'6 ceiling height.

The premises benefit from a very wide shop front (circa 22 m - 71 ft) and as such give great visibility to both passing vehicular traffic and pedestrian footfall.

There are two large bays to the front of the property designated as 20 minute loading areas between the hours of 10am and 4pm.

## Accommodation

The premise affords the following approximate GIA (Gross Internal Areas):

**Total**                      **274.99sq m – 2,960sq ft**

## Property Use

The property is believed to have E class use and it is considered would suit a wide range of occupiers, from retail to office to users within the fitness field such as gym/fitness studios. Yoga studios etc.

## Agents Note

As part of planning conditions, the ingoing tenant will be required to fit an air source heat pump.

## Rent

£50,000 per annum exclusive.

## Business Rates

As a new build, the premises have not yet been assessed for rates.

## Property Terms/Tenure

Available on a new FR&I lease for a term to be agreed.

## VAT

Vat is payable.

## EPC

The premises have yet to be assessed.

## Legal Costs

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

## Viewings

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

## Ben Lewis

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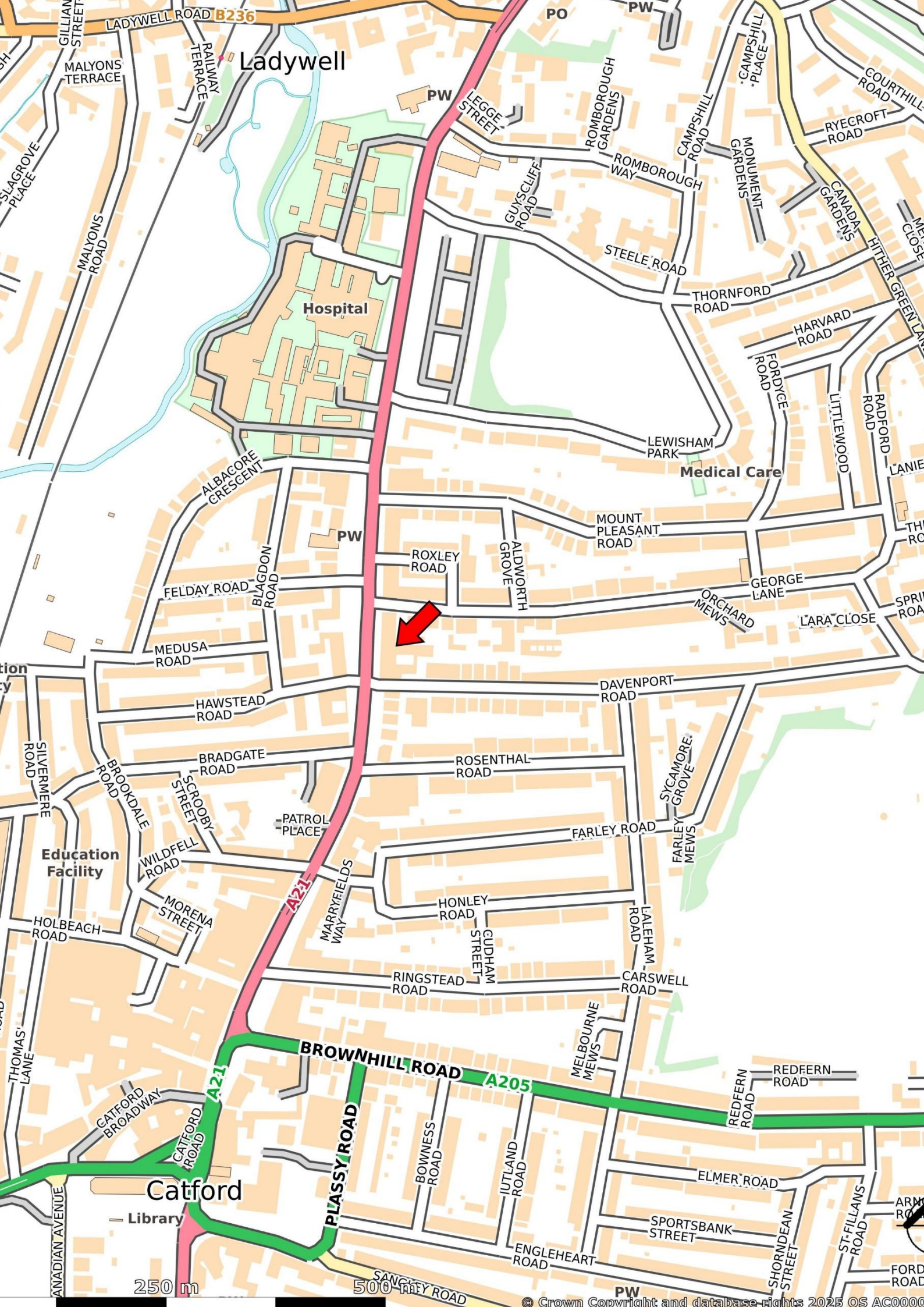
CG6283











Ladywell

Hospital

Medical Care

Education Facility

Catford

Library

250 m

500 ft