



TO LET

Willowherb House
2 Ignatius Sancho Road
Kidbrooke
London
SE3 9ZR

To Let





Location

The premises are located at the junction with Ignacio Sancho Road and Kidbrooke Park Road, diagonally opposite Aldi and B&M and a short walk from the new Kidbrooke Train station giving direct access to London Charing Cross in 16 minutes.

The immediate surrounding area has a high density of newly built residential premises, along with a large amount of green spaces and parks.

The A20 and A2 are close by, giving excellent transport links.

Description

The premises forms a ground floor commercial space in shell and core condition with capped off services. Situated within the Ignacio Sancho Road development, a 422-homes Council housing scheme with the final phase completed in July 2026, shortlisted for the Royal Institute of British Architects London Awards, being part of the wider Kidbrooke redevelopment, costing £1b and providing over 5000 new homes in the area once finished.

The space itself benefits from excellent ceiling height (5.922m) high windows giving excellent natural light, bin store and plant room/storage.

Rent

Guide rent £40,000 per annum exclusive.

Incentives

A rent-free period may be available.

Accommodation

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

Retail Area	163.60sq m	1761sq ft
Plant Room/Stores	11.05sq m	119sq ft
Bin Store	14.67sq m	158sq ft
Total Space	189.32sq m	2038sq ft



Planning

The premises are believed to fall under E class usage but it is suggested that interested parties make their own enquiries of the local authority.

Property Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

EPC

An EPC has been commissioned.

Business Rates

To be assessed. However, we advise that all interested parties make their own enquiries of the local authorities.

Service Charge

To be confirmed.

Legal Costs

The incoming tenant will be responsible for the landlords costs.

VAT

VAT will not be applicable.

Viewings

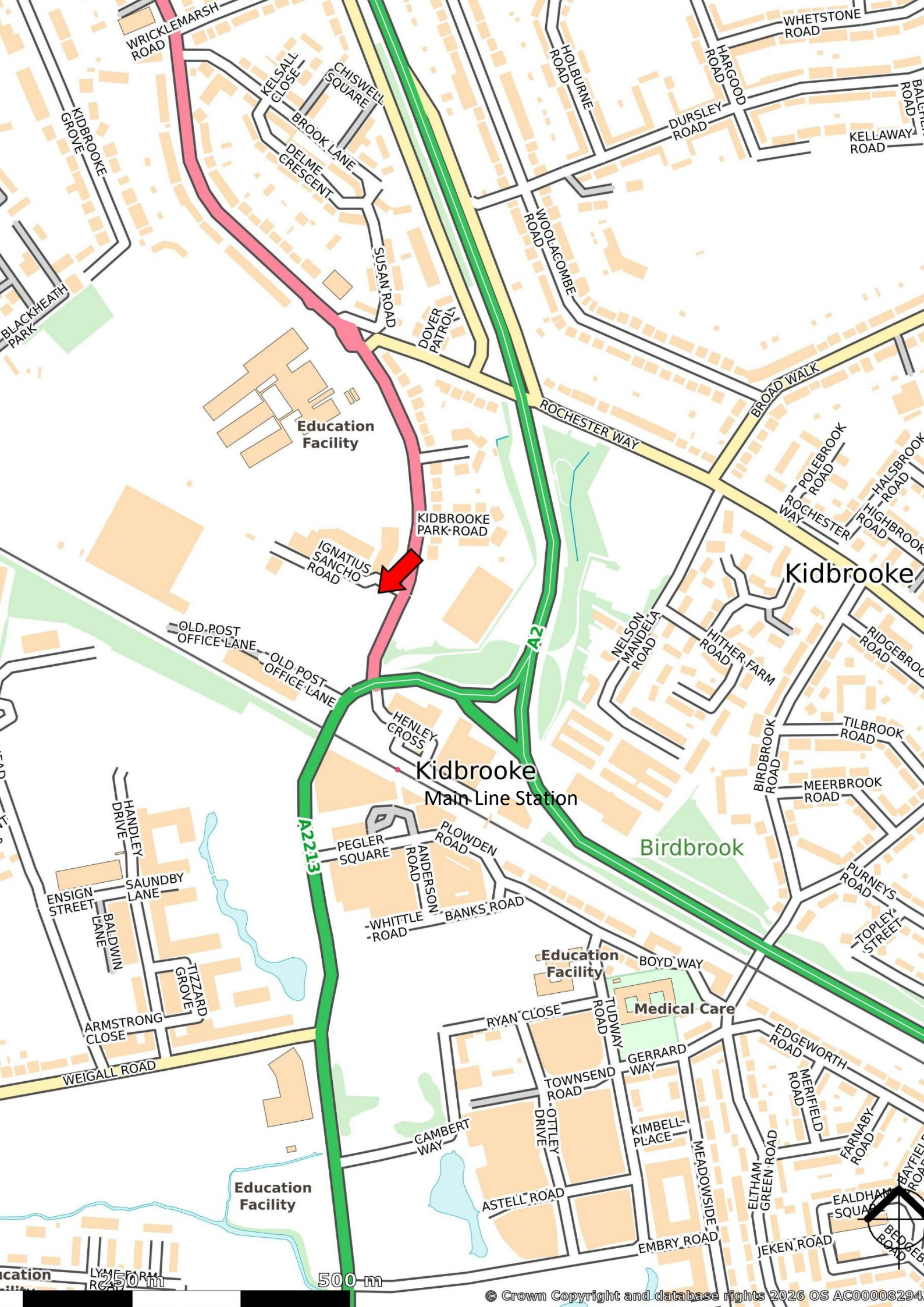
Strictly by prior arrangement with sole agents on 020 8858 9303:

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CG6333





WRICKLEMARSH ROAD

WHETSTONE ROAD

KIDBROOKE GROVE

KELSALL CLOSE
CHISWELL SQUARE
BROOK LANE
DELME CRESCENT

HOLBURN ROAD

DURSLEY ROAD
HARGOOD ROAD

KELLAWAY ROAD

BLACKHEATH PARK

Education Facility

SUSAN ROAD

DOVER PATROL

WOOLAGOMBE ROAD

ROCHESTER WAY

BROAD WALK

KIDBROOKE PARK ROAD

IGNATIUS SANCHO ROAD

OLD POST OFFICE LANE

Kidbrooke

Kidbrooke Main Line Station

Birdbrook

HANDLEY DRIVE
SAUNDBY LANE
ENSIGN STREET
BALDWIN LANE
TIZZARD GROVE
ARMSTRONG CLOSE

A213

PEGLER SQUARE
ANDERSON ROAD
WHITTLE ROAD
BANKS ROAD

Education Facility

Medical Care

WEIGALL ROAD

Education Facility

CAMBERT WAY

RYAN CLOSE
TOWNSEND ROAD
OTLEY DRIVE

KIMBELL PLACE

ASTELL ROAD

EMBRY ROAD

EDGEWORTH ROAD

ELTHAM GREEN ROAD

MERFIELD ROAD

FARNABY ROAD

EALDHAM SQUARE

JEKEN ROAD

BAYFIELD ROAD

500 m