



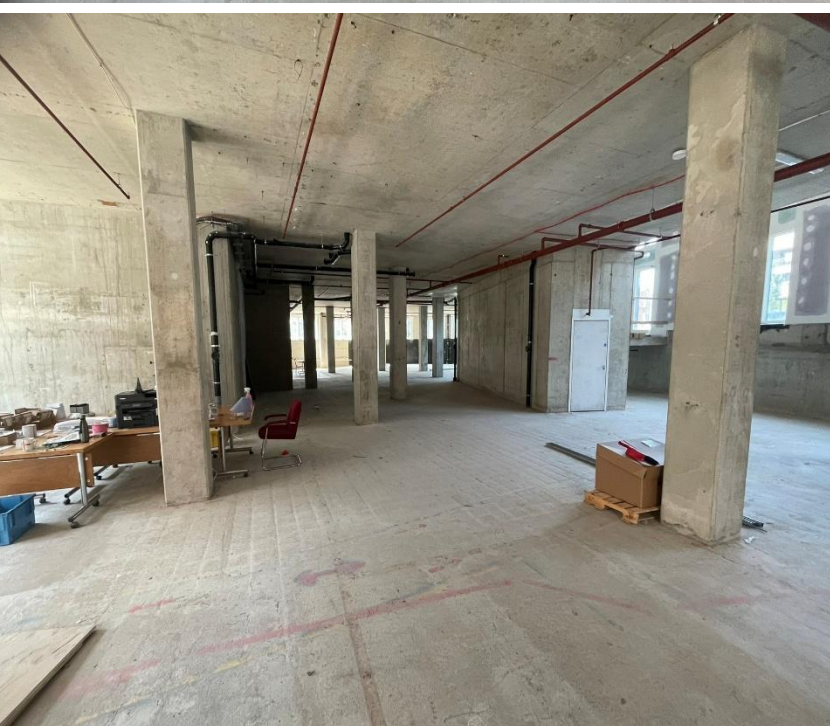
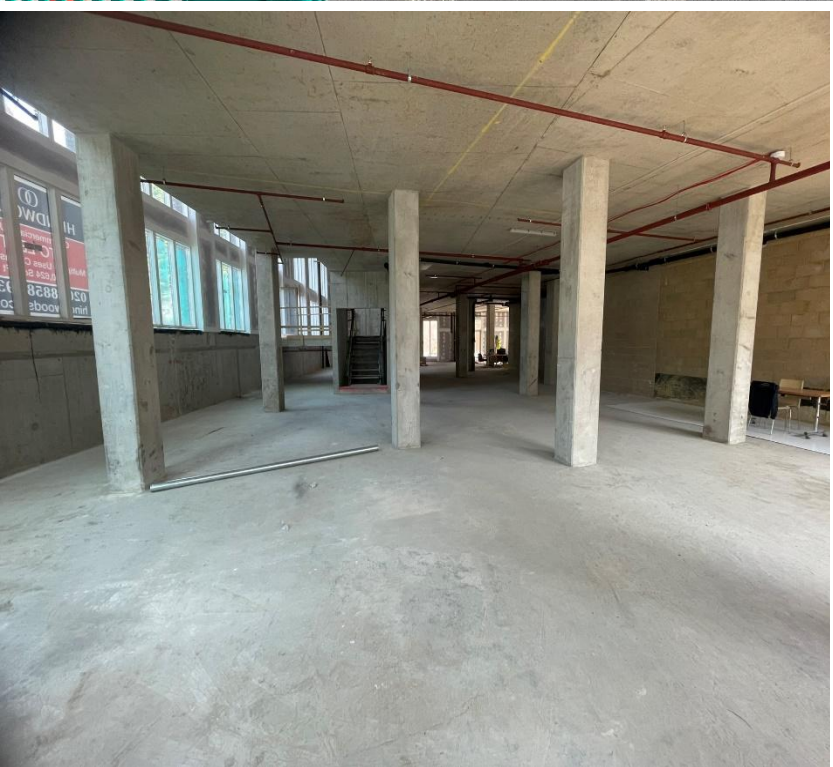
**TO LET**  
**RENT REDUCED**

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)
<b>Total</b>	<b>986.99 sq m</b>	<b>(10,624 sq ft)</b>

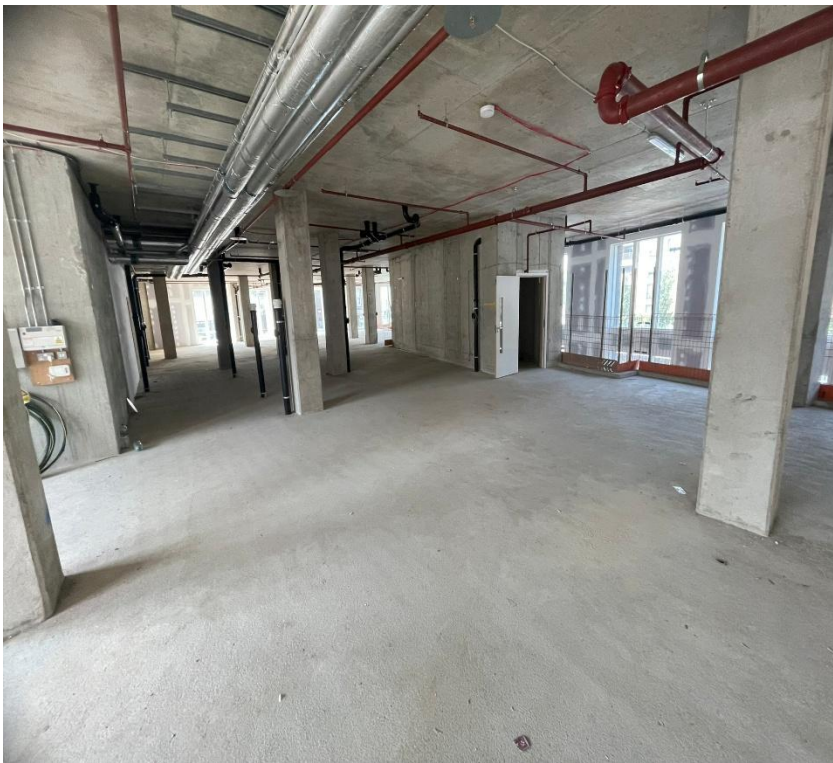
## Property Use

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 £125,000 Per Annum Exclusive.





### Property Terms/Tenure

The property is also being offered on an effective 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](mailto:c.nicholls@hindwoods.co.uk)

CG6275





## Ground Floor

DO NOT SCALE FROM DRAWING

General Construction Notes :

- [illegible]

REFER TO LANDSCAPE  
DRAWINGS FOR FULL  
PAVING DETAILS

Miscellaneous Legend:

- Fire Rated Cavity Barrier
- Indicates location of FD30S Fire Door
- Indicates location of TDoBS Fire Door
- Vacum Panel in Door
- Rain Water Gully
- Floor Gully
- Bollor
- AOV operation switch
- 1 PWR THRESHOLD
- Microwave in overhead kitchen cabinet
- Fridge Freezer
- Built-in Oven
- Dishwasher
- Washing Machine & Dryer
- SVP Pipe
- SS Pipe
- RWP Pipe
- Vertical Cavity Barrier for compartmentation

**NOTE: FOR WALL  
TYPE DETAILS REFER  
TO DRG: A2 - WALL  
& FLOOR KEY**

**John Farquharson Partnership**  
61 Fare Hall Lane,  
Gidea Park,  
Essex, RM2 6BD  
Tel: 01708 75 00 11  
E-Mail: [admin@jfpengineers.co.uk](mailto:admin@jfpengineers.co.uk)

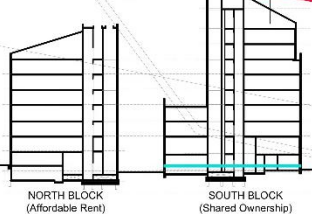
Client

C - Field Construction Ltd.

Job Title

1 Creekside, Deptford

KEY Section 1:500 @ A1



NORTH BLOCK  
(Affordable Rent)

**SOUTH BLOCK**  
(Shared Ownership)

1	05.07.21	Revised as clouded.	EY	RSS
2	05.05.21	General revision.	EY	RSS
C1	18.02.21	General revision.	EY	RSS
B	19.11.20	Service riders revised.	EY	RSS
A	12.10.20	General revision.	EY	RSS
Rev. Dato	Revision		Intis	Chkd

**Proposed Ground Floor -  
South Core**

Job/Drawing No.		Revision Suffix	
8975 - AS - 11		- A B C1 C2	
© John Farquharson Partnership			
Scale	Date	Drawn	Checked
1:50 @A1	MAR 2020	EY	RSS



















## Mezzanine

DO NOT SCALE FROM DRAWING

General Construction Notes :

- [illegible]

Miscellaneous Legend:

-  Fire Rated Cavity Barrier
-  Indicates location of FD30S Fire Door
-  Indicates location of FD60S Fire Door
-  Vision Panel in Door
-  Rain Water Gully
-  Floor Gully
-  Boiler
-  AOV operation switch
-  LEVEL THRESHOLD
-  Microwave in overhead kitchen cabinet
-  Fridge Freezer
-  Built-in Oven
-  Dishwasher
-  Washing Machine & Dryer
-  SVP Pipe
-  SS Pipe
-  RWP Pipe
-  Vertical Cavity Barrier for compartmentation

## STRUCTURE OVER

	Commercial Workspace Unit 3A (Fit Out by Others)
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**NOTE:** FOR WALL  
TYPE DETAILS REFER  
TO DRG: A2 - WALL  
& FLOOR KEY

**John Farquharson Partnership**  
Hare Hall Lane,  
Jidea Park,  
Ssex, RM2 6BD  
tel: 01708 75 00 11  
Email: [admin@jffengineers.co.uk](mailto:admin@jffengineers.co.uk)



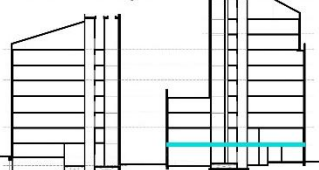
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C - Field Construction Ltd.

ob Title

1 Creekside, Deptford

KEY Section 1:500 @ A1



NORTH BLOCK  
(Affordable Rent)

SOUTH BLOCK  
(Shared Ownership)

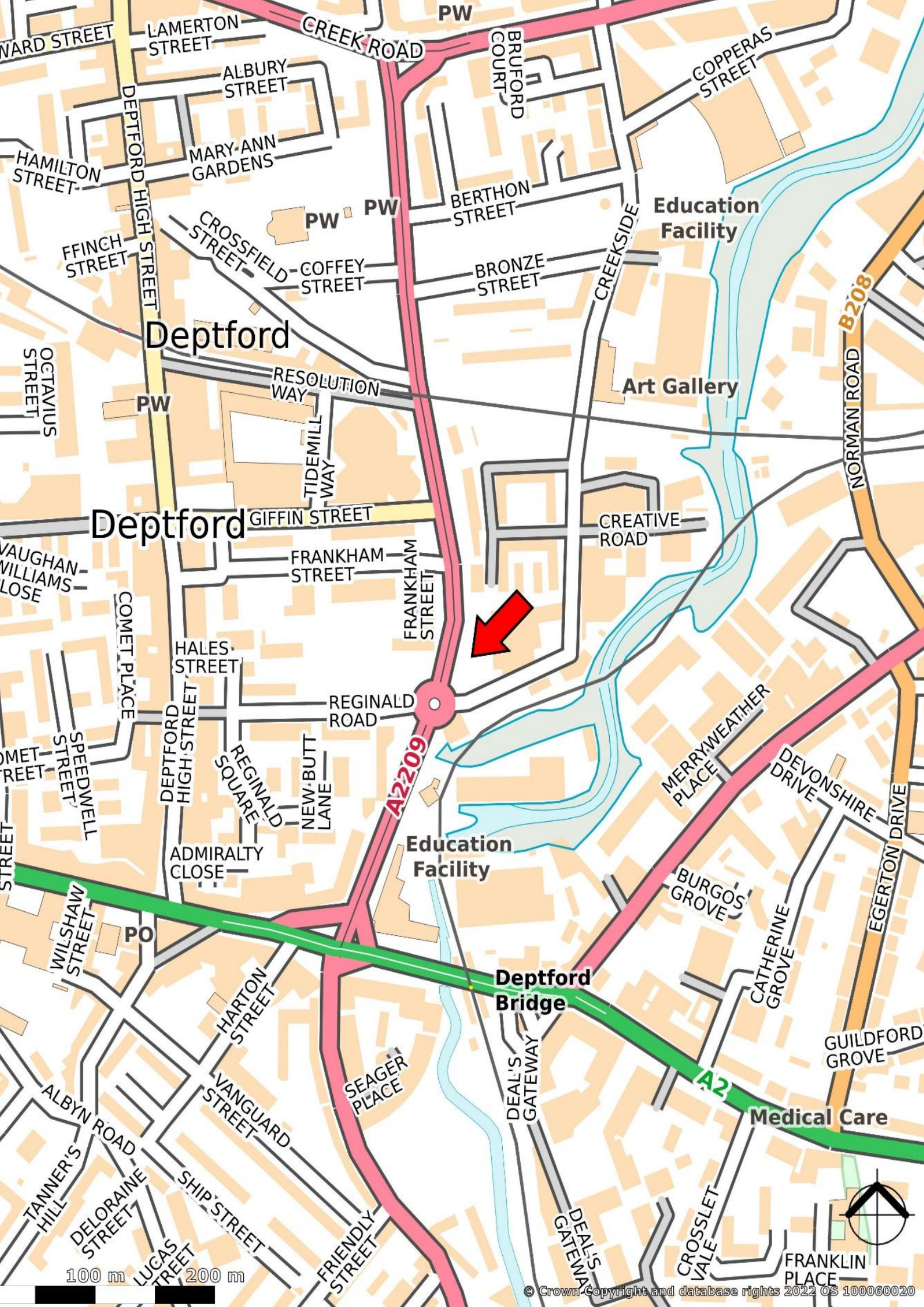
**CONSTRUCTION**

C4	04.06.21	Work locations added.	EY	RSS
C3	05.07.21	Revised as clouded.	EY	RSS
C2	05.05.21	General revision.	EY	RSS
C1	18.02.21	General revision.	EY	RSS
B	19.11.20	WC's added. Service risers revised.	EY	RSS
A	12.10.20	General revision.	EY	RSS
Rev.	Date	Revision	Ints	Chks

Q Proposed Mezzanine Floor -  
Partition Layout

Job/Drawing No.		Revision Suffix	
8975 - AS - 12		A	B C D C2
© John Farquharson Partnership		C3 C4	
Scale	Date	Drawn	Checked
1:50 66A1	MAR 2000	EY	RSS





100 m 200 m