



TO LET/FOR SALE

Unit 3, 1 Creekside
Deptford
SE8 4SA

New build commercial space with feature
mezzanine & full height atrium

Approx. 10,624 Sq Ft





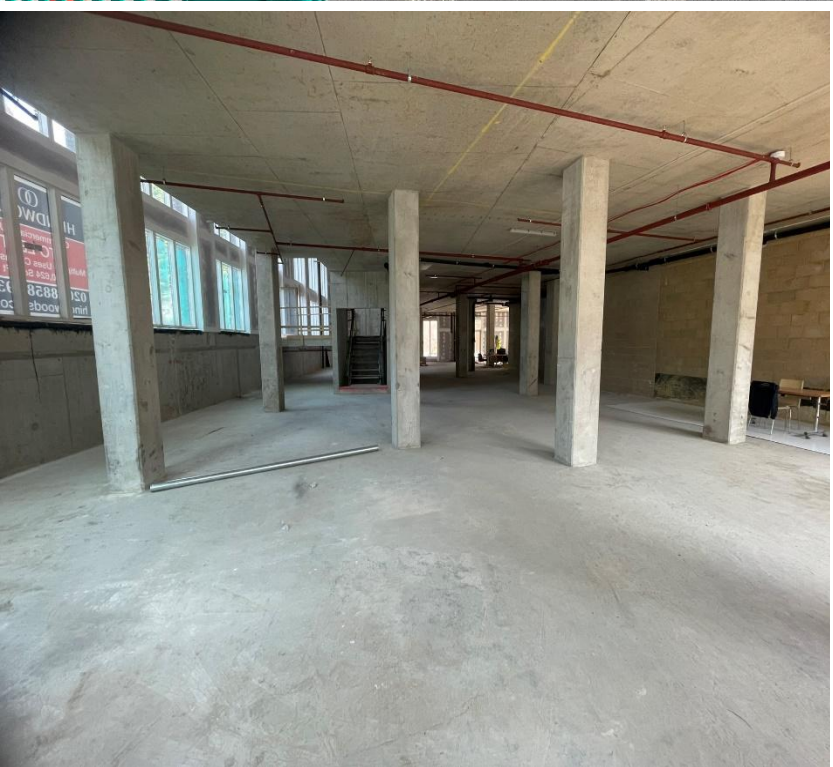
Location

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)

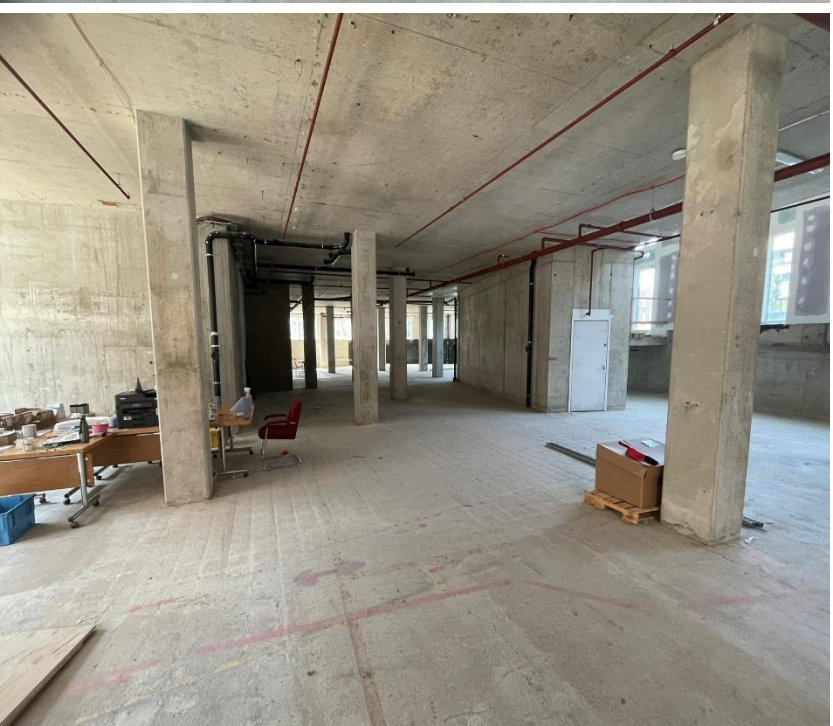
Property Use

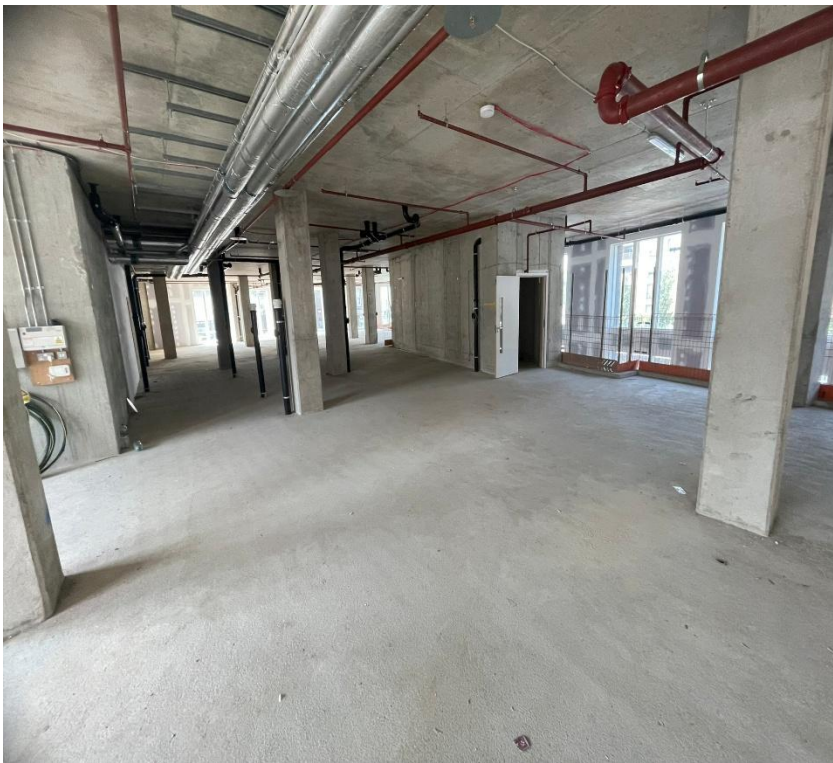
The property has been restricted to B1/E(g) use. We recommend that interested parties obtain further guidance with the Local Planning Authority to ensure their intended use is permissible.

Price/Rent

Guide Price of £1.5million.

Quoting Rent of £150,000 Per Annum Exclusive.





Property Terms/Tenure

The Long Leasehold of 999 years is available on a Peppercorn Rent.

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:

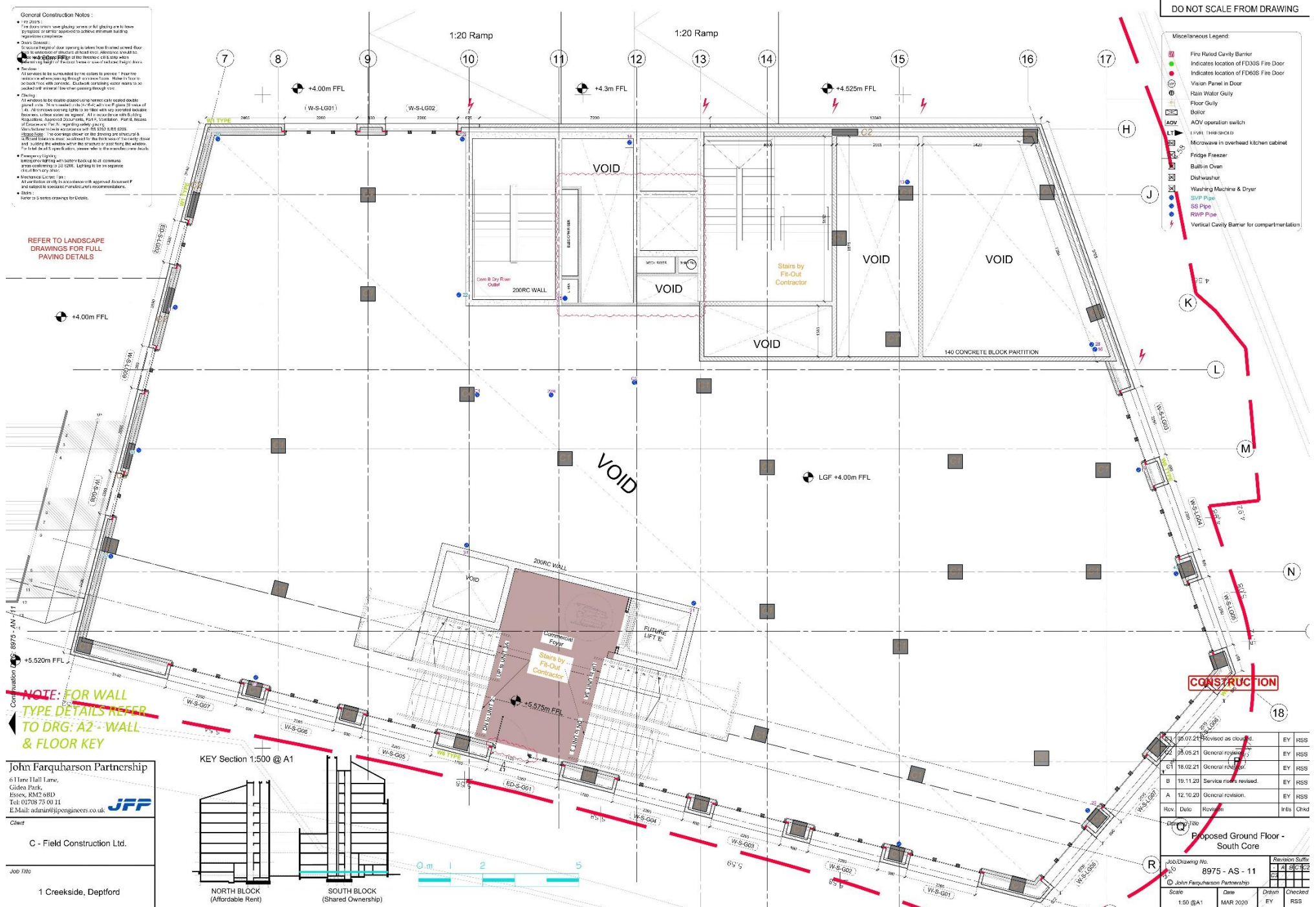
Charlene Nicholls

c.nicholls@hindwoods.co.uk

CG6275



Ground Floor





















Mezzanine

DO NOT SCALE FROM DRAWING

General Construction Notes :

- **The Floor**
The most common ways changing patterns of gut planning are to transform boundaries or to alter appearance to achieve new boundaries.
 - **Interiors**
 - **Interior** – the interior of a door opening to a large room. *Interiors* seemed like they'd be unlikely to be the subject of broad use. *Interiors* seemed like they'd be unlikely to be the subject of broad use. *Interiors* seemed like they'd be unlikely to be the subject of broad use.
 - **Exterior**
 - **Exterior** – the exterior of a door opening to a large room. *Exterior* seemed like they'd be unlikely to be the subject of broad use. *Exterior* seemed like they'd be unlikely to be the subject of broad use. *Exterior* seemed like they'd be unlikely to be the subject of broad use.
- **Roofing**
 - **Roofing** – the roof of a building. *Roofing* seemed like they'd be unlikely to be the subject of broad use. *Roofing* seemed like they'd be unlikely to be the subject of broad use. *Roofing* seemed like they'd be unlikely to be the subject of broad use.
- **Windows**
 - **Windows** – the window of a building. *Windows* seemed like they'd be unlikely to be the subject of broad use. *Windows* seemed like they'd be unlikely to be the subject of broad use. *Windows* seemed like they'd be unlikely to be the subject of broad use.
- **Doors**
 - **Doors** – the door of a building. *Doors* seemed like they'd be unlikely to be the subject of broad use. *Doors* seemed like they'd be unlikely to be the subject of broad use. *Doors* seemed like they'd be unlikely to be the subject of broad use.
- **Stairs**
 - **Stairs** – the stairs of a building. *Stairs* seemed like they'd be unlikely to be the subject of broad use. *Stairs* seemed like they'd be unlikely to be the subject of broad use. *Stairs* seemed like they'd be unlikely to be the subject of broad use.

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

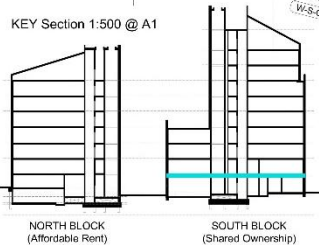
John Farquharson Partnership
Hare Hall Lane,
Ildesley Park,
Sutton, RM2 6BD
Tel: 01708 75 00 11
Email: admin@jffengineers.co.uk

C - Field Construction Ltd.

ob Title

1 Creekside, Deptford

KEY Section 1:500 @ A1



CONSTRUCTION

C4	04.08.21	Work locations added.	EY	RSS
C3	06.07.21	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	Chkd

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 2009	EY	RSS

