



TO LET

39-41 Eddystone Road  
Brockley  
London  
SE4 2DE

Ground Floor Commercial Space  
F2 Local Community Use  
Approx. 110sq m - 1184sq ft



Please note that this is a CGI image and indicative of how the development will look on completion.

## Location

The subject property is located on the Western end of Eddystone Road at its junction with Buckthorne Road and adjacent to Honour Oak Recreation Ground.

This is a predominantly residential area, but Brockley Road (A218) a good secondary retail location, is a short walk away at the Eastern end of Eddystone Road, as is Crofton Park railway station. In addition, numerous bus routes serve the aforementioned Brockley Road,

## Description

The property comprises part ground floor of a newly built residential development.

Currently in shell and core condition but will be fitted out by our client to include W.C. facilities and tea point and will also benefit from having been screed and plastered with power sockets and light fittings.

There is some outside space that comes with the premises.

## Accommodation

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

<b>Total</b>	<b>110 sq m - 1184 sq ft</b>
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## Property Use

The property is believed to have F2 Local Community class use.

## Rent

£17,000 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 will not be applicable.

## 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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