



On The Instructions Of

St James
Designed for life

BLACKHEATH ROAD DEPTFORD BRIDGE, LONDON SE8

Prominent, newly built office and retail units
to let or for sale

Approx 1,905 - 3,993 sqft



Acorn Commercial &
Development Division
www.acorncommercial.co.uk



Introduction

An attractive opportunity to secure, at an early stage, a commercial unit within a landmark mixed-use development currently under construction by St James Homes Ltd adjacent to Deptford Bridge DLR Station. Prominently positioned on the A2, just two units are available on the ground floor of the final phase of the popular OneSE8 development, which will comprise 103 apartments and a 90 bedroom Travelodge hotel. The two commercial units available will extend to approx 1,905 sqft (177sqm) and 3,993 sqft (71sqm) respectively, benefit from A1 (retail), A2 (professional services) or B1 (office) use with build completion due in early 2012.

Location

OneSE8 is positioned adjacent to Deptford Bridge Docklands Light Railway Station, on the Southern side of the A2 Blackheath Road at the junction with the A206 Greenwich High Road. Greenwich, New Cross, Deptford and St John's Stations are all within 1/2 mile, and numerous local bus routes pass along Blackheath Road, Greenwich High Road and nearby Brookmill Road.

The immediate area around Deptford Bridge and Greenwich High Road has benefitted from a number of large scale redevelopment projects in recent years, and is sure to benefit further from several more currently under construction. With three hotels, thousands of residential apartments and Lewisham College all within walking distance, the subject properties have a dense market to exploit.

Description

The subject properties occupy part of the ground floor of a major new mixed-use development currently under construction. Unit A extends to approx 1,905 sqft (177sqm), faces the local bus terminus and main entrance into OneSE8 and benefits from A1 and A2 use. Unit B extends to approx 3,993 sqft (3871 sqm), fronts the main A2 Blackheath Road and benefits from A1 and B1 (offices) use. The subject properties are positioned either side of the residential entrances, adjacent to the Travelodge foyer and bar/café.

Planning

The planning permission granted specifies A1 (retail) or A2 (professional services) use for Unit A, and A1 or B1 (offices) use for Unit B. Any alternative uses will require planning permission. All planning related enquiries should be directed to the London Borough of Greenwich on 020 8854 8888.

Services

Risers for gas, electricity and water supplies will be provided within the subject properties. Drainage points will also be provided.

Accommodation

The subject properties will be provided shell and core, ready for an incoming tenant or purchaser's personal fit-out requirements. No windows or shop fronts will be installed. A detailed specification is available on request.

VAT

VAT may be payable on the rent or purchase price at the prevailing rate.

Further Information

A floor plan is available upon request, or to download at www.acorncommercial.co.uk.

Terms

The properties are available to let on new FRI lease terms by negotiation at a quoting rent of £16.00/sqft (£30,480 and £63,888). Alternatively, offers may be considered for the virtual freehold interests. Please contact our offices for further information.

Viewings

The site is currently under construction and therefore unsafe. All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454. Strictly no casual visitors to the site office please.



Acorn Commercial & Development Division

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