



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**1 Creekside, Deptford
SE8 3DZ**

**NEW SHELL & CORE COMMERCIAL UNIT
AVAILABLE TO BUY IN DEPTFORD
(3,420 SQFT NIA)**



Summary

- Brand new commercial unit for sale extending 3,420sqft (NIA) over ground and first floors
- Property forms part of exciting mixed-use development with 56-new apartments above
- Just 0.3 miles to Deptford station (National Rail) and 0.4 miles to Deptford Bridge (DLR) providing direct trains to London Bridge and Cannon Street.
- We are inviting offers in excess of £725,000 (£211psf) for the long leasehold interest (250-years unexpired)

Description

We are pleased to offer this new-build commercial unit in a brand-new landmark development including 56-apartments.

Accommodation extends 3,420sqft; laid over ground and first floors, with an active street frontage and natural light throughout.

Property is offered in shell and core condition with capped services (water & electric) and is available immediately.

Benefitting from flexible uses, the property will appeal to a range of occupiers that could include gym/fitness operators, office, medical & artists as a creative hub.

Location

The site is located on Creekside, just off Creek Road (A200).

Deptford station and Deptford Bridge (DLR) are both within a 10-minute walk, providing direct trains to London Bridge (8-mins) and Cannon Street (12-mins).

SE8 has become a diverse and bustling district of London, resulting in it becoming a truly mixed-use area to live & work.

The local area has seen music and arts businesses favour the location. This has been quickly followed by excellent F&B offerings including Gaff & Lomond Coffee.



PROPERTY ADDRESS

1 Creekside
Deptford
SE8 3DZ



Floor Plans

Floor plans are available upon request.

Business Rates

The property is yet to be rated by the VOA. We recommend interested parties make enquires with Lewisham Council regarding likely annual rates payable.

Viewings

By prior appointment only, please get in touch with Henshall & Partners to arrange.

VAT

The property is elected for VAT and therefore VAT will be charged on the sale price.

Terms

We are inviting offers in excess of **£725,000 (£211psf)** for the long leasehold interest (250-years unexpired)



CONTACT US



Important Notice:
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