
TO LET

- ✔ Two large retail units to let on a new lease
- ✔ Ground floor of a landmark residential development
- ✔ Adjacent to a 46,000 sq ft Sainsbury's Supermarket
- ✔ Close to the new Abbey Wood Station (Elizabeth Line)
- ✔ Potential to subdivide to provide a range of unit sizes

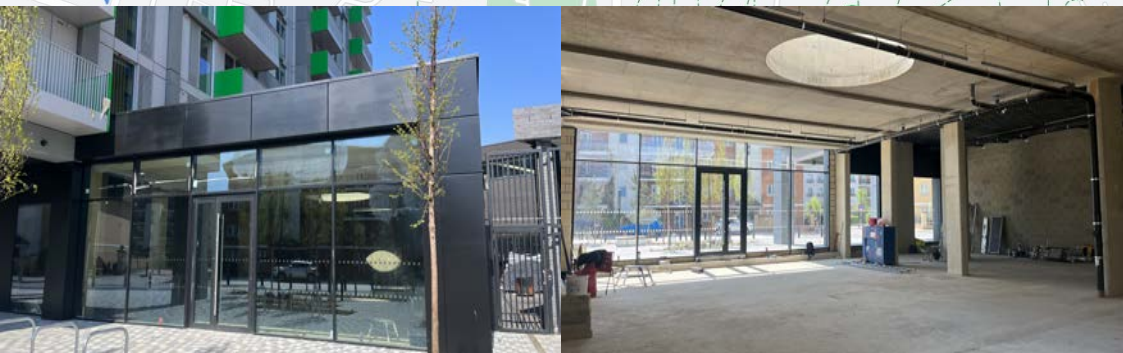
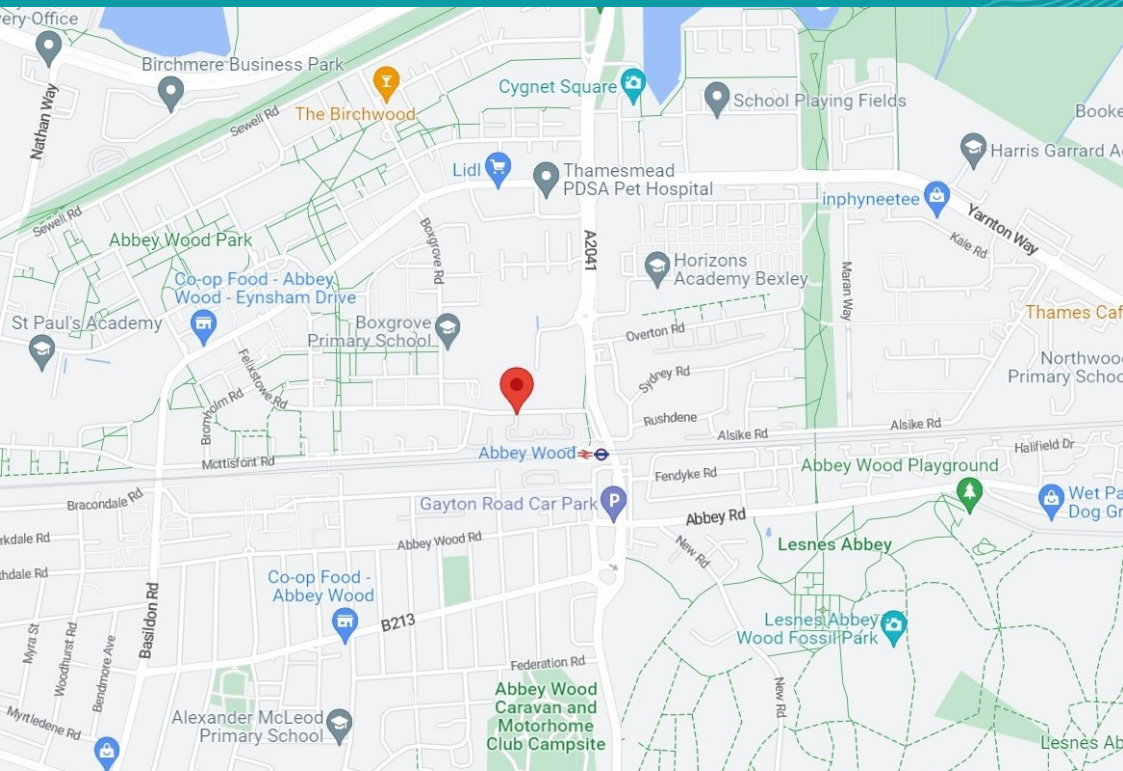


Abbey Place, 119/125 Felixstowe Road, Abbey Wood SE2 9SG

Retail units available to let in the new Abbey Place development

6,550 Sq Ft
(608 Sq M)

Abbey Place, 119/125 Felixstowe Road, Abbey Wood SE2 9SG



DESCRIPTION

Abbey Place is a new high quality development of two contemporary 13 & 21 storey residential buildings.

The two units which have a range of permitted uses including retail, medical, restaurant and office are situated on the ground floor of the building benefiting from substantial glazed frontages.

Both units are to be finished to developers shell with capped services and modern shop fronts installed.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
121 Felixstowe Road / Unit 2 (potential subdivision)	2,822	262
125 Felixstowe Road / Unit 3	3,728	346
Total	6,550	608

LOCATION

Abbey Wood is located in the Royal Borough of Greenwich and along with neighbouring South Thamesmead is undergoing significant regeneration.

The new Abbey Wood Station is less than one minutes walk from the property with the new Elizabeth Line providing exceptional links to Central London with Canary Wharf (11 mins) and the West End (23 mins).

LOCAL OCCUPIERS

Adjacent to the development is a modern 46,000 sq ft Sainsburys supermarket with 305 car parking spaces.

TERMS

The units are available on new 10 year effectively FRI leases (by way of a service charge) subject to 5 yearly upward only rent reviews.

RENT

Unit 2 - £50,000 pax
Unit 3 - £60,000 pax

BUSINESS RATES

The property has not yet been assessed for Business Rates.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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