

# 1-5 ARKLOW ROAD

DEPTFORD  
LONDON SE8 5JR

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AVAILABLE  
SPRING  
2024

**TO LET**  
**NEWLY REFURBISHED**  
**LIGHT INDUSTRIAL UNITS**  
**1,800-9,260 SQ FT**



DEPO3501



# SPACE TO CREATE @

## ARKLOW ROAD

**An excellent opportunity to acquire newly-refurbished industrial units on a popular industrial road in Deptford.**

5 duplex properties are available totalling 9,260 sq ft of industrial space. Arklow Road is controlled via private tenant-only parking permits.

Each unit comprises two adjacent arches connected via a lean-to the rear. They feature high-level windows which allow for ample natural light into the space, making each property bright and airy. Brand new electric roller shutters have been installed adjacent to separate personnel doors that are built into the new in-fill frontages.

The properties are equipped with 3-phase power supplies, WC facilities, LED strip lighting and brand-new floor slabs. They are suitable for a variety of industrial occupiers, operating under planning use class E(g) and B8.



# LOCATION

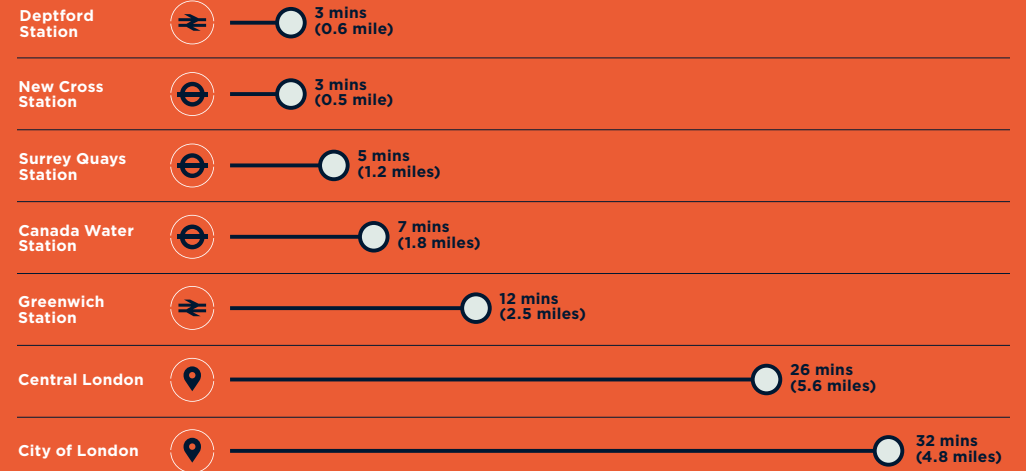
## THESE NEWLY REFURBISHED INDUSTRIAL UNITS ARE SITUATED IN DEPTFORD, JUST 3 MINUTES' DRIVE FROM DEPTFORD STATION

Access to these properties is via Arklow Road and Abinger Grove from the A200 Lower Road which connects directly to the Northern end of the vital Deptford High Street. They benefit from direct links to the City of London, reached in 32 minutes by car, and East London via Lower Road and access to the Rotherhithe Tunnel.

Public transport links provide access into Central London and beyond via National Rail services from Deptford Train Station and Overground services from New Cross, both of which are just 10 minutes' walk from this estate. Jubilee line tube services from Canada Water can also be accessed via an 8-minute bus journey from Abinger Grove.

The eclectic Deptford High Street is just 10 minutes' walk away, providing a range of amenities on Deptford Market Yard and Resolution Way with bars and restaurants such as Buster Mantis, Badger Badger and Kilig as well as many others.

# TRAVEL TIMES



# ACCOMMODATION

ARCH	SQ FT	RENT PA
1	1,840	£35,000
2	1,870	£35,000
3	1,800	£35,000
4	1,850	£35,000
5	1,900	£35,000
<b>TOTAL</b>	<b>9,260</b>	<b>£175,000</b>

- Newly refurbished units featuring 3-phase power and WC facilities.
- Brand new electric roller shutters, providing high levels of security, alongside separate personnel doors.
- Brand new, energy-efficient LED strip lighting.
- Ample natural light from high-level glazed windows, providing bright and airy space.
- Highly-sought after location in eclectic Deptford.
- Unhindered ceiling height of 4.88-5.23m via lean-to construction.

# SPECIFICATION



**Newly refurbished units**



**Total eaves height 4.88-5.23m**



**3-phase power**



**Electric roller shutters**



**WC facilities**



**Concrete floor slab**



**Water/drainage**



**Natural light**





## COSTS PER ANNUM

<b>Rent (pa)</b>	£35,000 (each unit)
<b>Service Charge</b>	£0
<b>Insurance</b>	£1,610
<b>Business rates (value)</b>	Please check with the VOA

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA

## PLANNING

Use class E(g) and B8.

## EPC

We are targeting B on completion.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

### ENQUIRIES

**+44 (0)800 830 840**

**[leasing@thearchco.com](mailto:leasing@thearchco.com)**

**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued February 2024.



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