

**NEW ECONOMICAL COMMERCIAL UNITS
IN THE HEART OF DEPTFORD
REGENERATION QUARTER**

KALMARs

COMMERCIAL

020 7403 0600

398 - 3,218 SQ FT



- 11 new self-contained ground floor units
- New flexible leases from just £16 psf
- High quality courtyard development
- Ideal for leisure and retail users

NEPTUNE WHARF, GRINSTEAD ROAD SE8 5AD



LOCATION:

The area around Neptune Wharf is undergoing a transformation as massive regeneration is being undertaken. In the immediate area new developments include:

SITE	DEVELOPMENT	DISTANCE METERS
Neptune Wharf	199 flats	0
Surrey Canal	485 Student rooms	50
Trundleys Road	402 Student rooms	80
Evelyn Court	150 flats	356
New Bermondsey	3,500 flats	385
Deptford Landings	1,600 flats	400
TOTAL New developments within 400 m	5,449 flats & 885 Student rooms	

A new London Overground station is planned to open on Surrey Canal Road within 3 years. Currently, the property is served by Surrey Quays (London Overground) Deptford (National Rail) and New Cross (London Overground and National Rail) as well as 6 bus routes that run nearby.

There is a burgeoning market for artisan food and breweries locally, with keen demand for more outlets.



DESCRIPTION:

Neptune Wharf, a high quality development by London's leading developer Galliard Homes, comprises 199 flats complimented by 11 commercial units on the ground floor or in the adjoining railway arches, all set around landscaped courtyards. Several of the units are suited to retail use with frontages onto Grinstead Road overlooking Deptford Park. The arches, which have great character, connect through to a well landscaped park, Folkestone Gardens, which has a trendy café.

The units are being left in shell condition for occupiers to finish to their own requirements, with generous rent free periods considered for the right users, or the developers would consider doing the finishing work by agreement. Every unit will have modern capped off services.

The units have class E planning permission allowing a wide variety of uses including a convenience store, nursery, gym, studios. The arches are particularly suitable for artisan food production, craft brewing and other F & B uses.

A development by



View from flats above across Deptford Park towards Canary Wharf



Twilight view of Neptune Wharf courtyard



SIZE:

Units are available from 398 to 3,218 sq ft (36.98 to 298.96 sq m) see table below.



TENURE:

New flexible leases will be granted, subject to 5 yearly upward reviews, with services charges to ensure good estate maintenance.



CURATION:

Occupiers are going to be carefully curated to create a thriving business community, benefitting from and serving the local area.



COSTS:

RENT: The units are being offered at the very competitive rent of £16 psf for the right user.

VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's joint sole agents:



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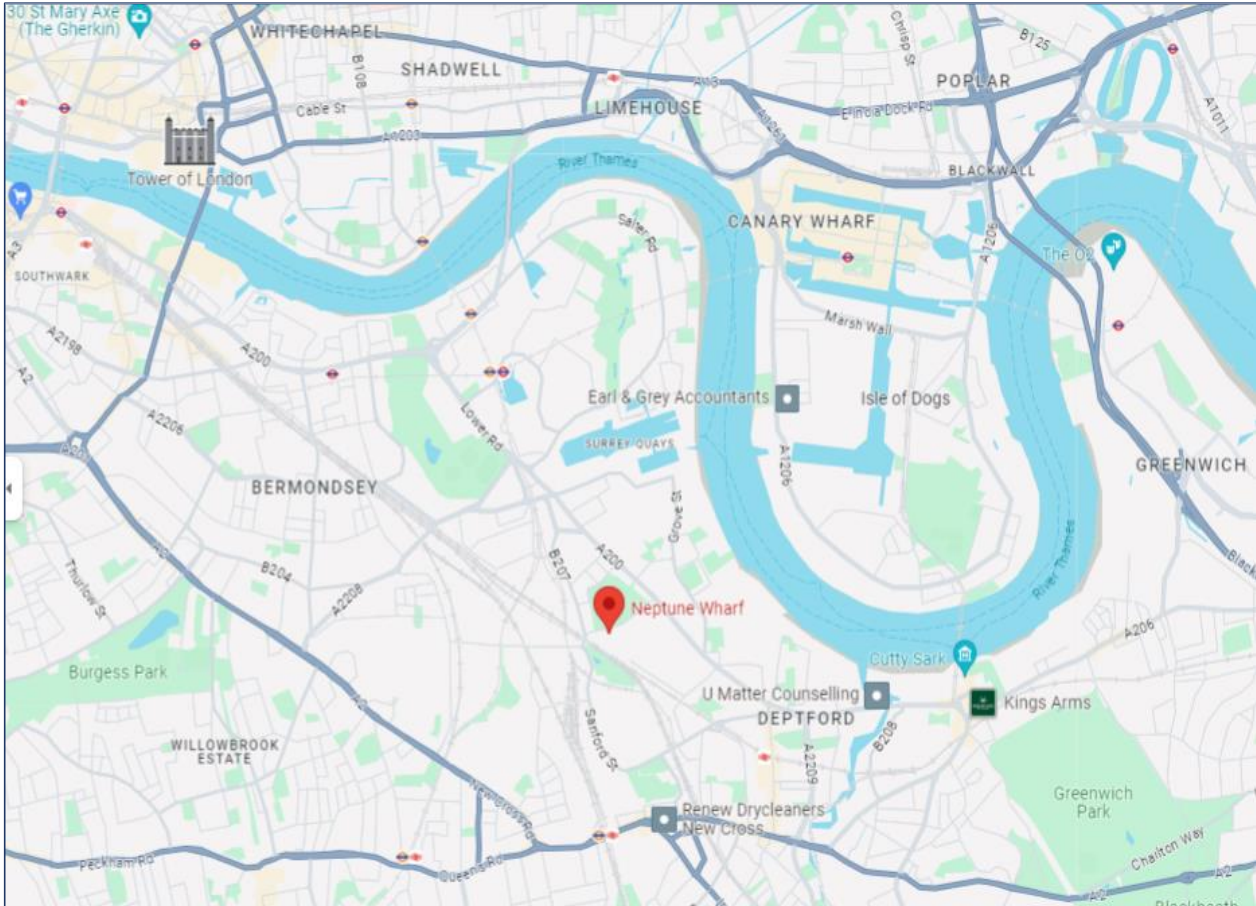
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NAME	SQ FT	SQ M
Unit 1	1,222	113.53
Unit 2 - Convenience Store	1,943	180.51
Unit 3 - Cafe	890	82.68
Unit 4 - Ground and First	3,218	298.96
Unit 6 - Salon	694	64.47
Arch 1	807	74.97
Arch 2 - Gym	2,390	222.04
Arch 3	732	68.01
Arch 4	398	36.98
Arch 5	2,702	251.02
Ground - Cycle/Community Cafe	1,076	99.96
	16,072	1,493.13

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