

**NEWLY REFURBISHED &  
PROMINENT COMMERCIAL UNITS**

**FOR SALE/TO LET**

**915 – 2,400 SQ FT**

**KALMARs**

COMMERCIAL

020 7403 0600



**THE NOAH'S ARK  
229 DEPTFORD HIGH STREET,  
LONDON SE8 3NT**

## LOCATION

Deptford High Street is at the heart of Deptford, an area that is becoming increasingly fashionable, as trendy new developments are transforming it into a popular go-to location.

Deptford Overground Station is within 300 meters and Cutty Sark Overground Station is approximately a 15-minute walk

## DESCRIPTION

This former period pub, The Noah's Ark, which is noted for its historic merit, is being fully renovated to provide two quality commercial spaces on basement and ground levels with 4 flats above. The two units are each divided between the two levels and will be left in shell condition ready for occupiers to fit to their own requirements or they can be finished by arrangement.

The ground floor has high ceilings with very usable working space in the basement.

In our view, the space is ideal for many uses including shops, estate agents, cafes, dentists or any business that benefits from a prominent position.

## VIEWING

By appointment through sole agents KALMARs

KALMARs COMMERCIAL

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## TENURE

Each unit is either for sale on the basis of a 250 year lease with a peppercorn ground rent or there are to let on new leases for a term of 10 years subject to an upward review in year 5.

## SIZE

Unit	sq ft	sq m
<b>Unit A</b>		
Ground	462	43
Basement	570	50
Total	1,001	93
<b>Unit B</b>		
Ground	656	61
Basement	570	50
Total	1,195	111
GRAND TOTAL	2,196	204

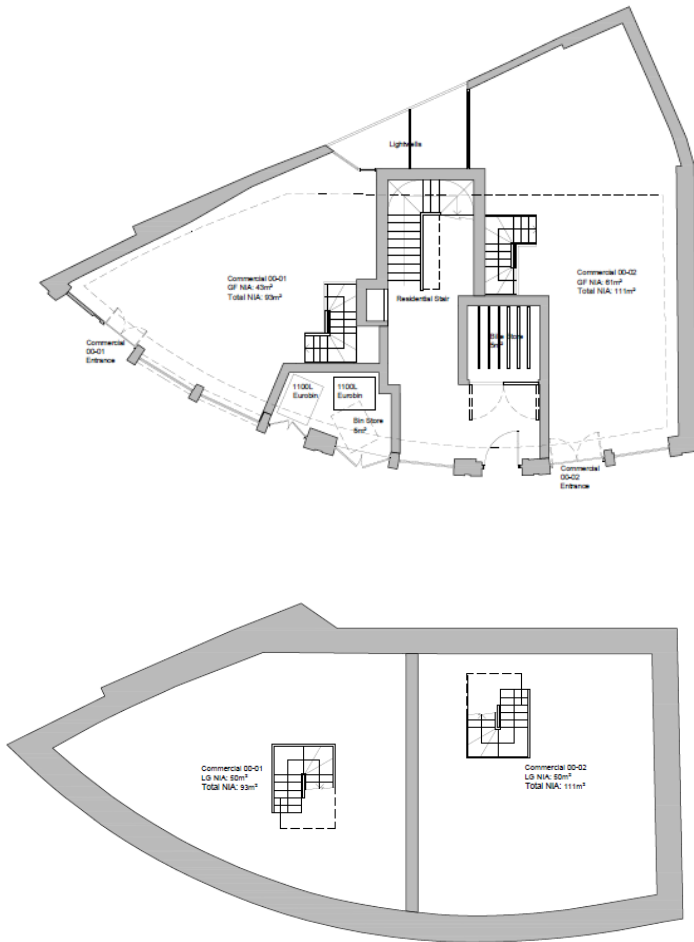
## TIMING

The building work is anticipated to be completed by the autumn 2024.



## THE NOAH'S ARK

229 DEPTFORD HIGH STREET, SE8



01 - Lower Ground Floor Plan - Commercial - Proposed

1:100 @ A3



