

PRICE REDUCTION



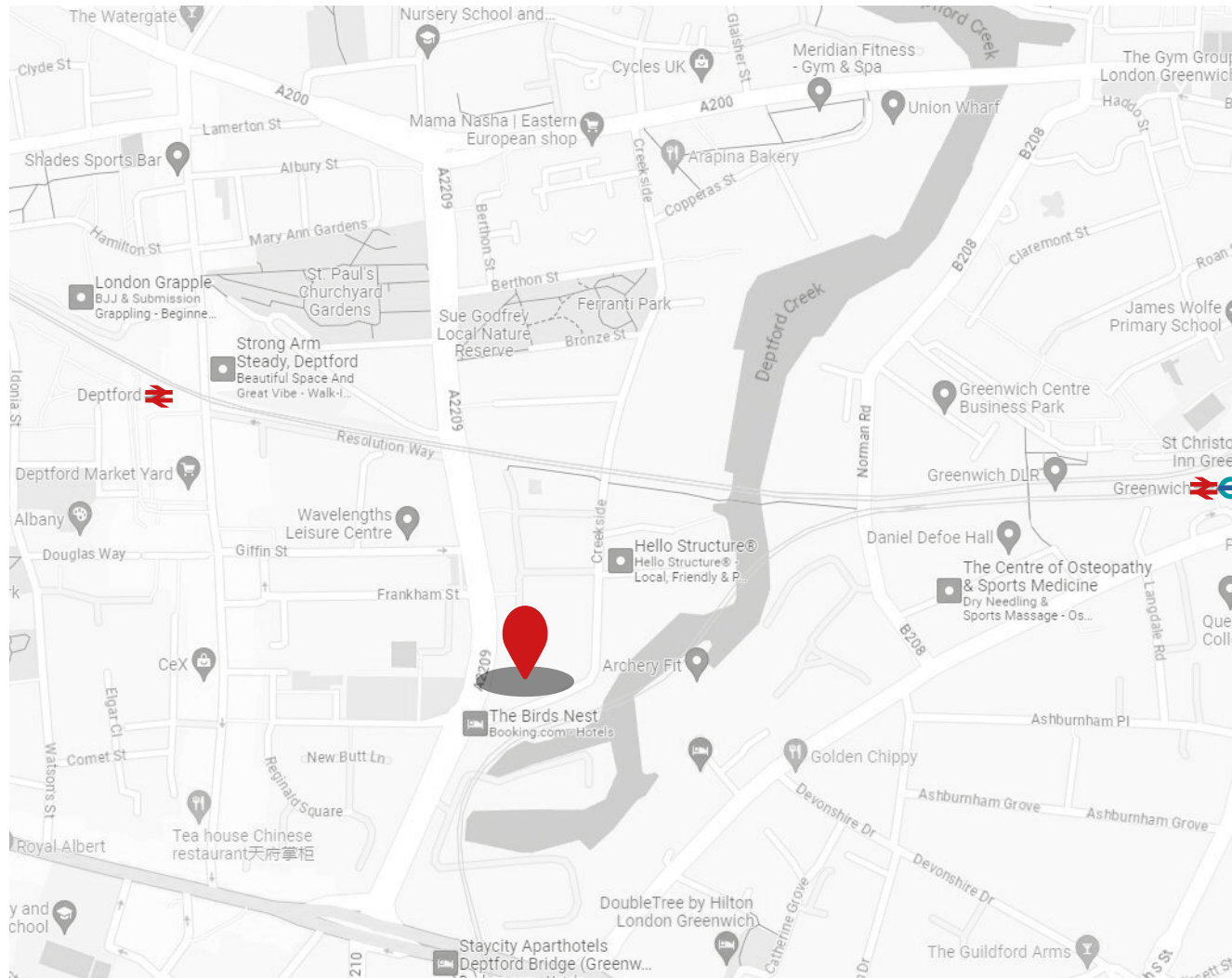
1 Creekside, Deptford, London SE8 4SA

Ground floor shell & core commercial unit for sale



Schedule of Accommodation

Unit	Size
Lower ground floor unit	1,584 sqft
Upper ground floor unit	1,854 sqft
Split level unit (lower and upper ground floors)	3,439 sqft



- Shell & core commercial unit for sale
- Modern mixed-use development
- Located in Deptford urban regeneration area
- 0.3 miles from Deptford Station
- Different configurations available up to 3,420sqft internally
- Suitable for offices, studios, fitness use, creative arts & clinics
- OIRO: £695,000 L/H

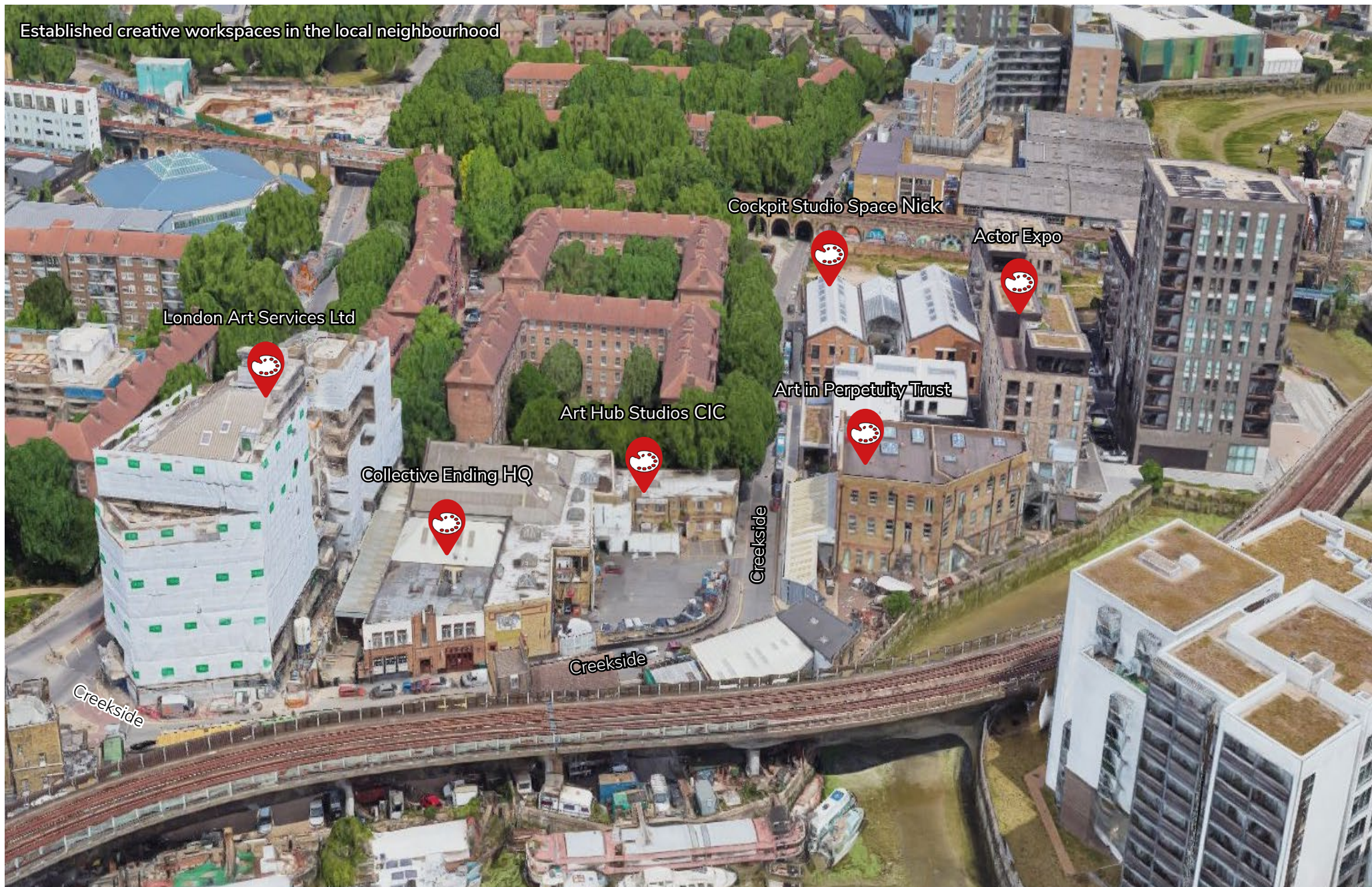
Description

The unit is located on the ground and upper ground floors of 1 Creekside in Deptford, a stylish mixed-use development completed in 2022 that also provides 56 modern flats on the upper floors. The property is presented in shell and core condition with capped services to allow the incoming occupier to fit out the units to their operational requirements. Benefitting from use class E, the unit lends itself particularly well to operators within the office, studio space, fitness, creative arts and clinic sectors. For investors, the typical local rental values for commercial units would indicate a gross yield in excess of 7%. The unit is available to purchase on a 250 year leasehold with a peppercorn rent payable to freeholder.

Location

The building is located on the junction of Creekside and Deptford Church Street (A2209). Deptford train station is just 0.3 miles away and runs regular direct services to London Bridge (7 minutes) and London Cannon Street (12 minutes). Deptford DLR is just 0.4 minutes away running regular direct services to Greenwich DLR (2 minutes). Deptford High Street (recently awarded the accolade of being 'one of the 33 coolest streets of the world' by Time Out magazine) is just a five minute walk away with its culturally diverse range of restaurants, cafes, shops plus the famous Deptford Street Market. Over recent years, the southern end of Creekside has established itself as a hub for the creative industries. Nearby businesses on Creekside include Euro Wines, Evelyn Wharf Cycles, Art Hub Studios, No. 3 Creekside, APT Gallery, Gaff Coffee and Cockpit Studio Space.

Established creative workspaces in the local neighbourhood





Ground floor commercial unit



Upper ground floor commercial unit

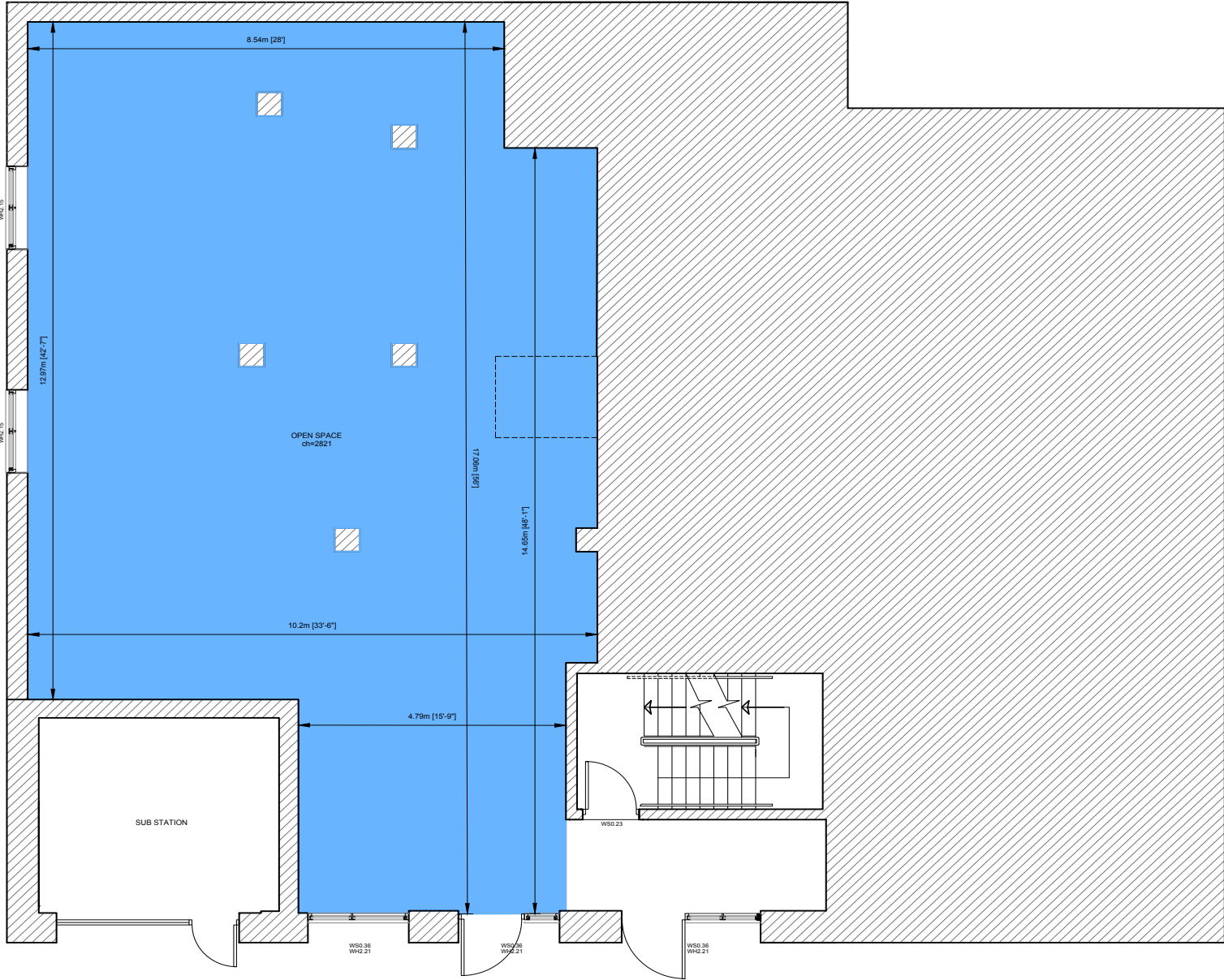


Exterior

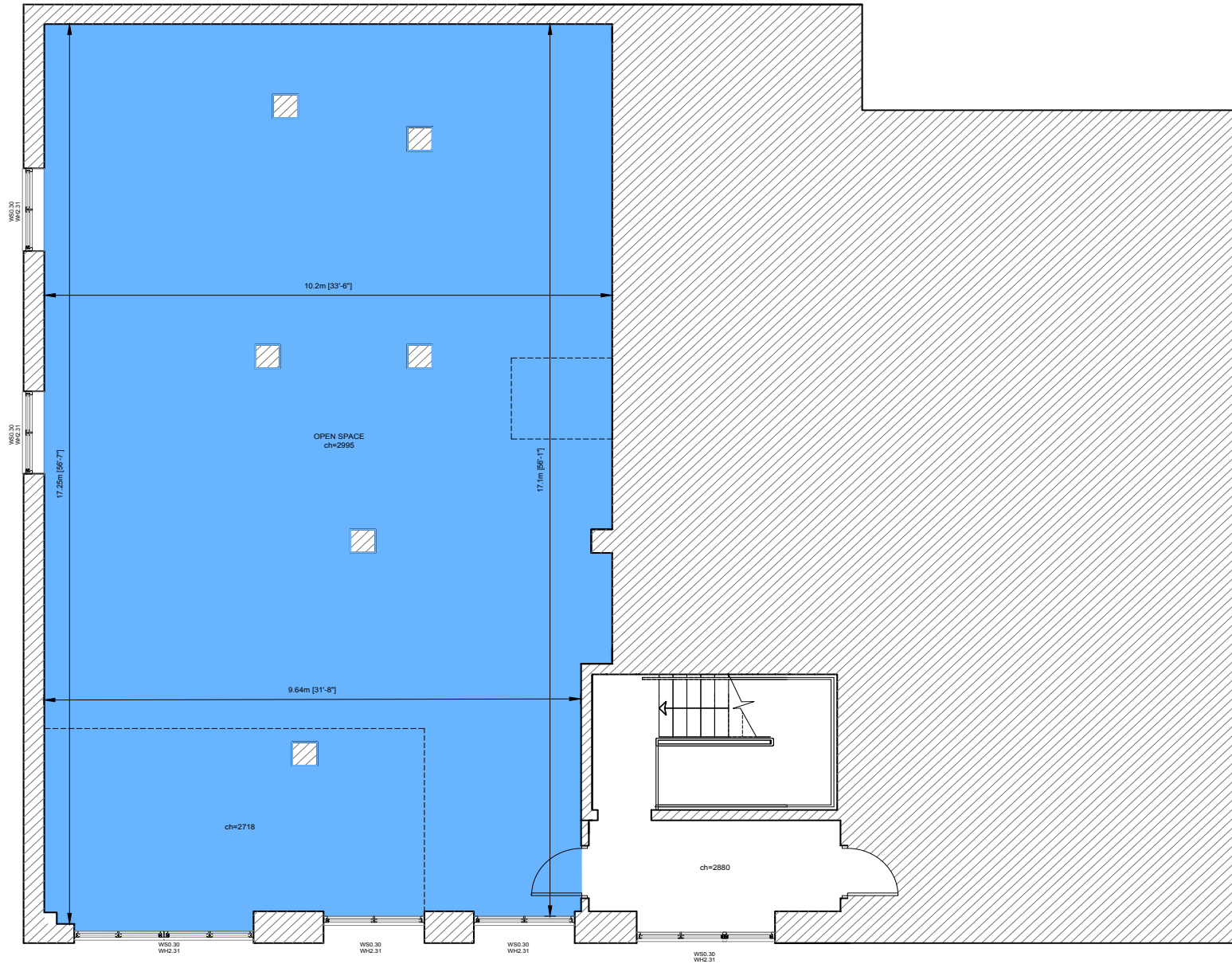


Upper ground floor commercial unit

Ground floor plan



Upper ground floor plan





Terms

Offers in the region of £695,000 are invited for the leasehold interest.

Business Rates

Due to recent practical completion, the VOA are yet to confirm the business rates for the units. Interested parties are advised to contact Lewisham Council to confirm the likely business rates payable.

Services

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquires in this regard.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Contact

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