1-3 Bellingham Road / 2-4 Daneby Road, London SE6 2PN

New commercial unit available within a new mixed-use development

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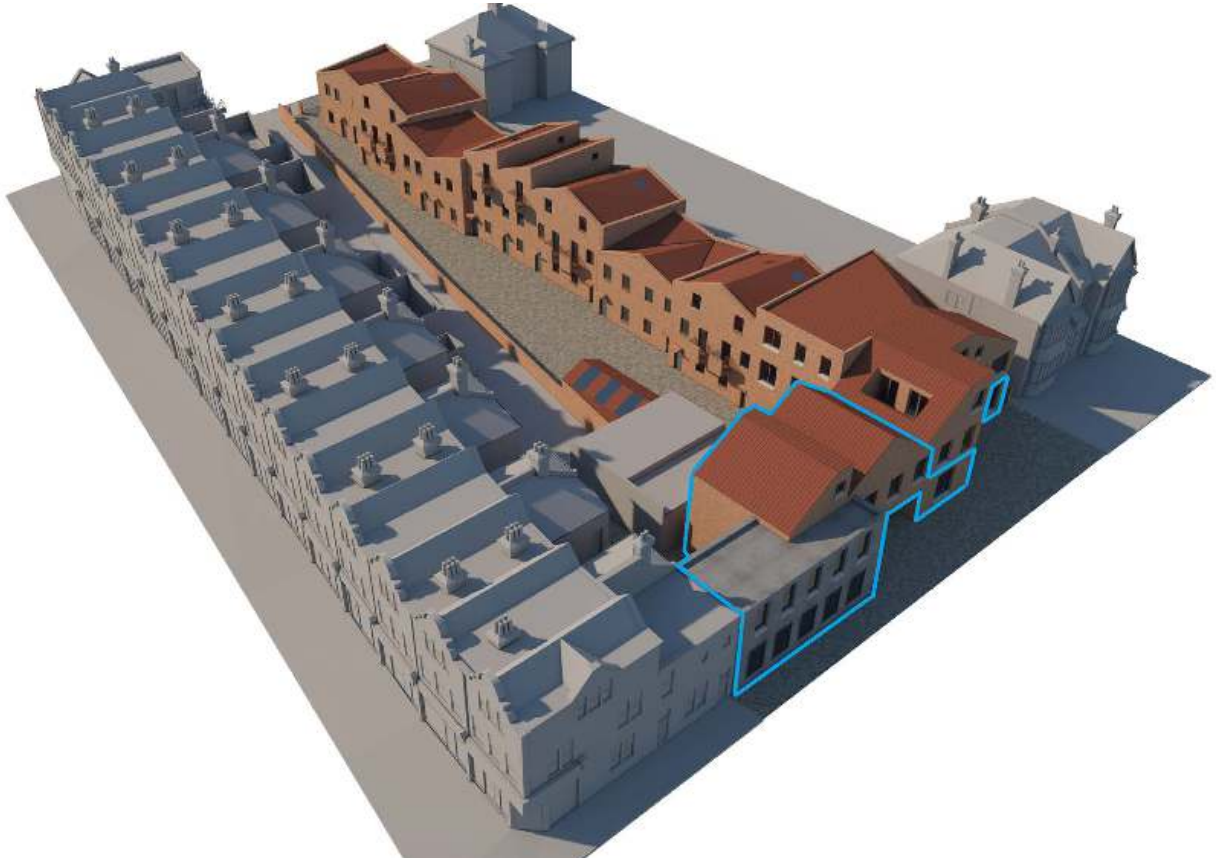
ACCOMMODATION SCHEDULE

Unit	Floor	Description	Sqm	Sqft
Unit A (right side)	Ground	B1 office/workspace	163.8	1,763
Unit A Sub Total			**163.8**	**1,763**
Unit B (left side)	Ground	B1 office/workspace	89.3	961
Unit B (left side)	First	B1 office/workspace	150.7	1,622
Unit B (left side)	Second	B1 office/workspace	51.8	558
Unit B Sub Total			**291.8**	**3,141**
Commercial Total			**455.6**	**4,904**



- New commercial space
- B1/B2 use
- 4,904 sqft
- Part of a new mixed-use development

DESCRIPTION

The opportunity to acquire the B1/B2 commercial space within a new mixed-use development. The development comprises of 18 residential units (14 houses and 4 flats) plus the commercial accommodation which totals 4,904sqft.

The commercial space is made up of two units. Unit 1 is to the right as you enter the development. It is 1,763sqft arranged over ground floor. Unit 2 is to the left as you enter the development. It is 3,141sqft arranged over ground, first and second floors.

The development will be complete and accommodation available in the second quarter of 2021. The space will be developed to water tight shell and core condition with capped services ready for fit out.

Unit A will have floor to ceiling heights of 2.5m and unit B will have floor to ceiling heights of 2.9m. The space benefits from open B1 (office and light industrial) and B2 (general industrial) use class.

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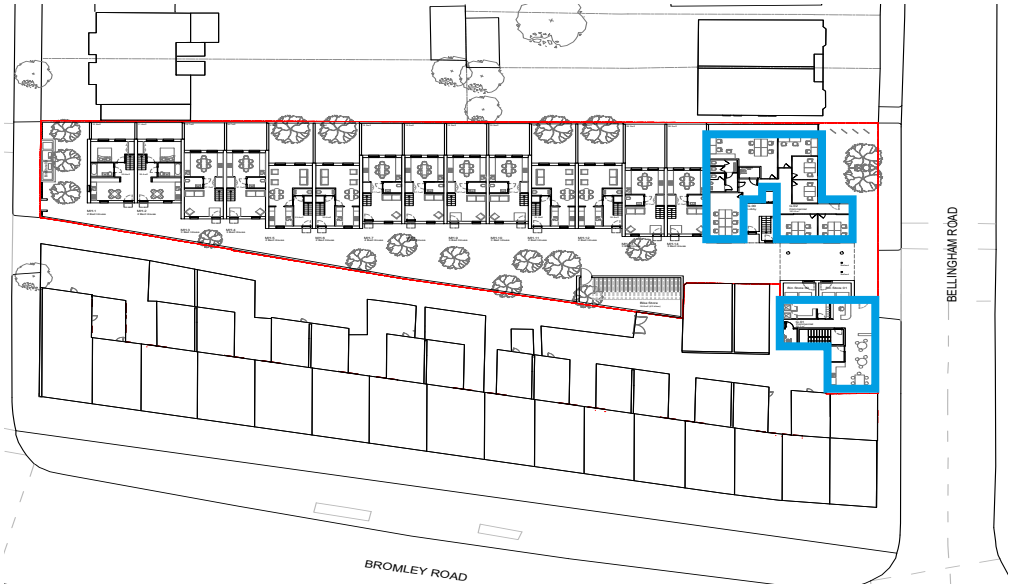
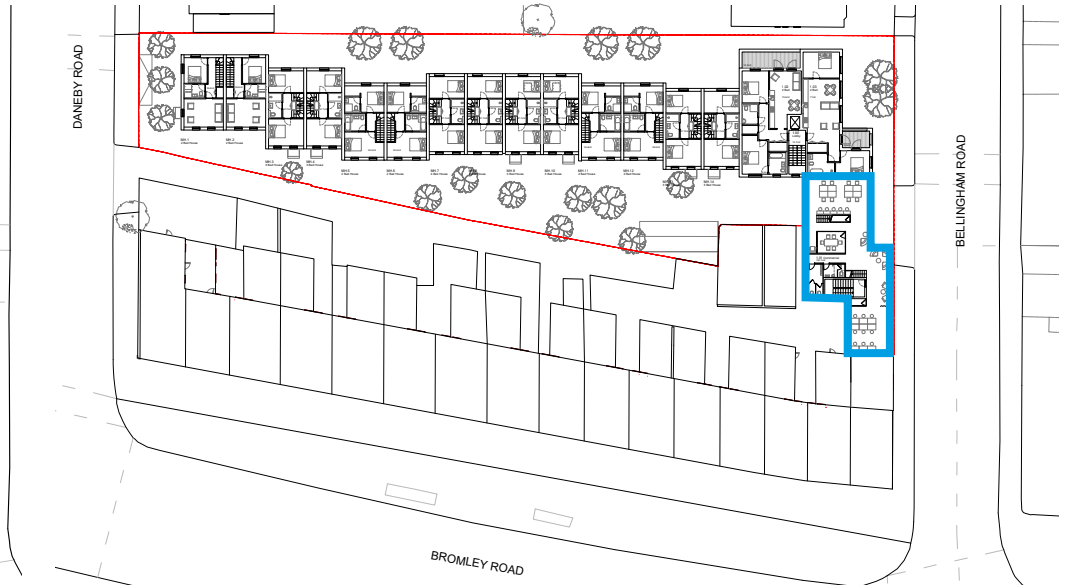
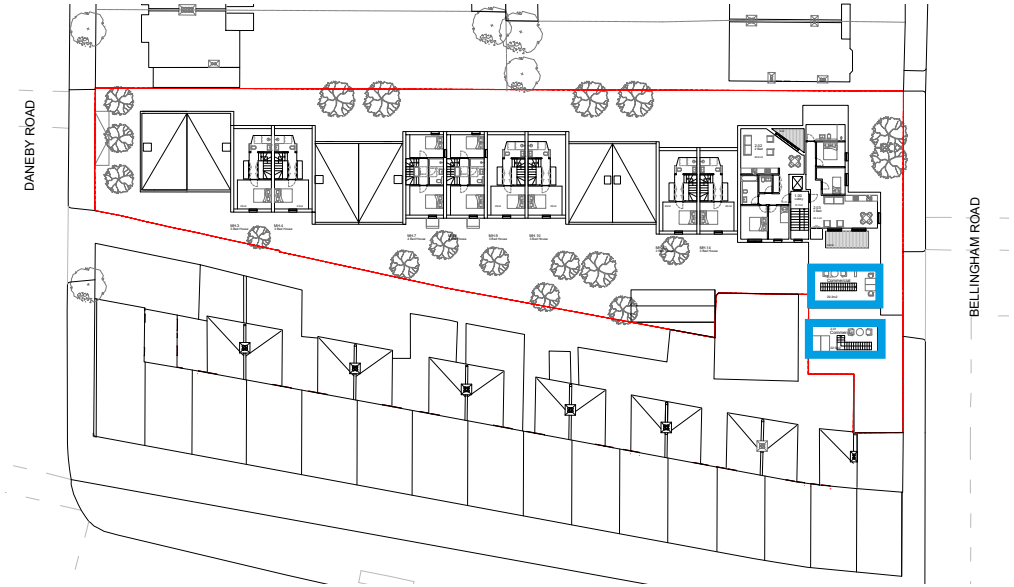


GROUND FLOOR

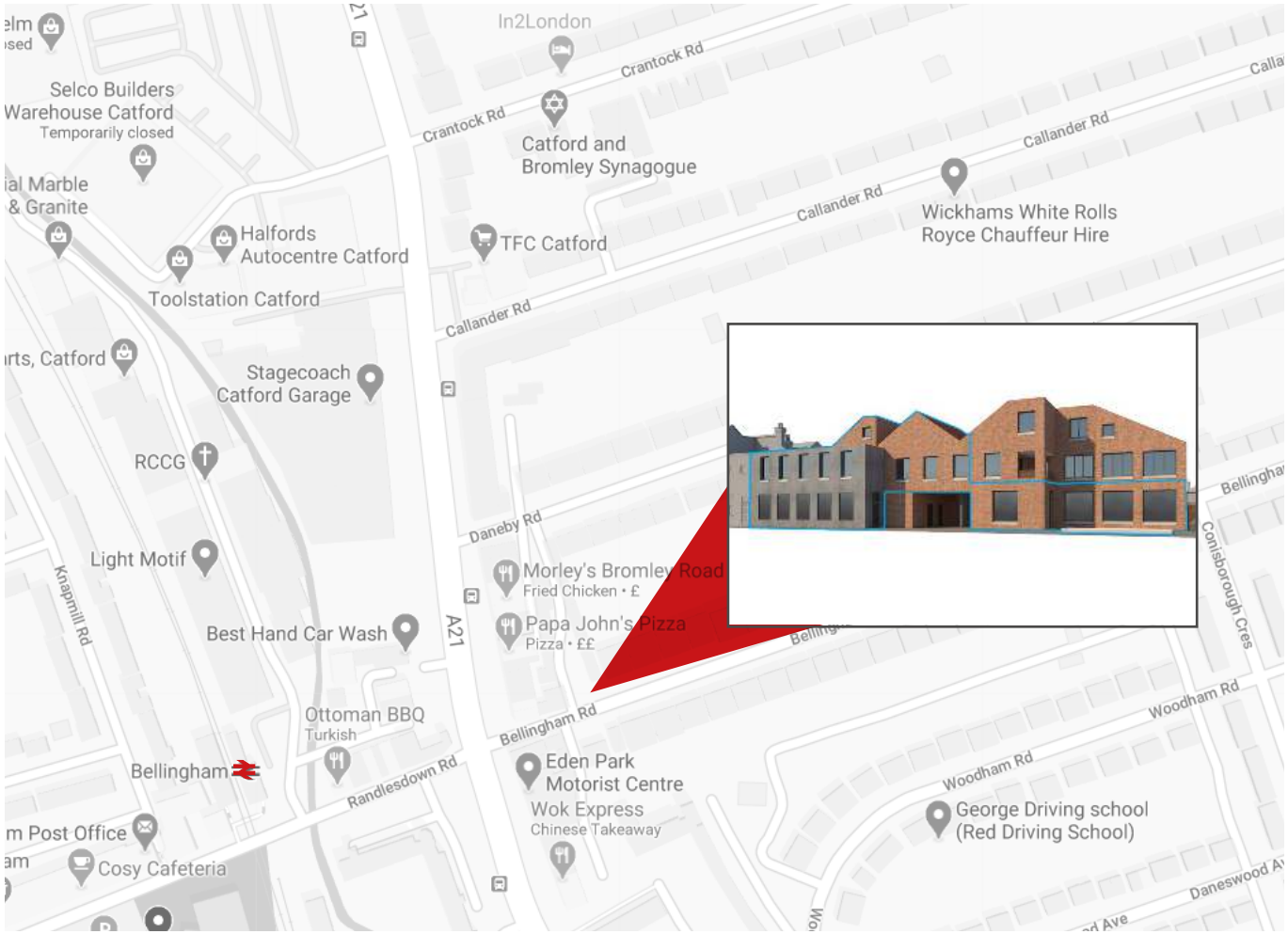


FIRST FLOOR



SECOND FLOOR

Commercial space available



LOCATION

The development is located on the corner of Bellingham Road and Daneby Road close to the junction with Bromley Road (A21). Bromley Road is the main road linking Catford, Lewisham and Central London to the North with Bromley and Kent to the South. Bellingham Railway Station is 0.2 miles and Catford Town Centre 0.8 miles.

TERMS

Guide- For Sale- long leasehold.

Unit A- £325,000 (£184 per sqft)
Unit B- £570,000 (£181 per sqft)

Guide- To rent – up to 12 months rent free for fit out is available on a new FRI lease. The length of lease to be agreed.

Unit A- £30,000 (c.£17.00 per sqft)
Unit B- £55,000 (c.£17.50 per sqft)

The units are available separately or jointly. They are being offered to the market in shell and core condition ready for fit out.

VAT

We understand that VAT may be chargeable, further clarification can be given.

FURTHER INFORMATION

Consent plans and a copy of the planning permission is available upon request.

VIEWINGS

The site / development can be viewed from the roadside, however, all onsite inspections are strictly by prior appointment only with Acorn's Commercial & Development Division on 020 7089 6555.

For more information contact:
Tom Luck or
Jamie Stevenson
020 7089 6555

Meet the rest of the team...

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