

KENT WHARF

DEPTFORD



**NEW BUILD COMMERCIAL UNITS
AVAILABLE IN DEPTFORD
1,751 - 9,114 SQ.FT.**

A REPUTATION
BUILT ON SOLID
FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL
QUALITY NEW HOMES THROUGHOUT THE UK
FOR OVER 75 YEARS, CREATING OUTSTANDING
PROPERTIES IN DESIRABLE LOCATIONS

9/10 WOULD
RECOMMEND US
TO A FRIEND

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Development name

Kent Wharf

Development ADDRESS

Creekside, Deptford

POSTCODE

SE8 3GP

SUMMARY

Kent Wharf is Bellway’s vibrant mixed-use development in Deptford comprising 143 new residential units and seven commercial units. The scheme is exceptionally positioned to take advantage of Deptford and Greenwich’s excellent amenities, green spaces, and transport connections. The commercial units benefit from excellent foot traffic, owing to a heavily residential locality, and proximity to the river. In addition, to the units providing immediate amenity offerings to the Kent Wharf residents, the units will capture demand from the amenity starved neighbourhoods south of the A200..

Building	No. of Units	Total Size (sq ft)	Total Size (sq m)
A	2	3,996	371.76
B	4	1,751	162.74
C	1	3,367	312.86

A DEVELOPMENT BY BELLWAY

Bellway London has been building throughout the UK for 75 years, creating outstanding properties in desirable locations. During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service, from the site location, to the design of the home and the materials selected, Bellway ensure that their impeccable attention to detail is at the forefront of the build process. Bellway create developments which foster strong communities and integrate seamlessly with the local area.

LOCAL AUTHORITY

Lewisham Borough Council

TENURE

Virtual Freehold
Use Class E

HANDOVER CONDITION

The units will be delivered in shell form with capped-off services and glass shop fronts installed. Tenants will be responsible for their own fitting out.

All information correct at time of origination. Please note that the details within this brochure are for preliminary information only, whilst every effort has been taken to ensure the accuracy of the information provided, particulars should be considered as guidance. Computer generated images are for illustrative purposes and maybe subject to change. *1 bedroom apartments can get a parking permit in Priory Centre at an additional cost of approximately £900 per annum



Kent Wharf is located equidistantly between Deptford and Greenwich Stations, which provide a range of National Rail and DLR services into London and Kent.

Deptford will benefit from a £2.25m regeneration scheme, which will prepare the locality for the future. Projects earmarked for the future include improvements to public spaces, generating local jobs, and improving parking.



DLR



National Rail



Thameslink

Deptford Bridge

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The
CITY

DEPTFORD STATION

KENT WHARF

CANARY WHARF

GREENWICH

Stratford

THE ©₂

KENT WHARF

CONNECTED TO THE CITY AND BEYOND



PLANNING

The proposed shop units have the benefit of planning consent for uses falling within Classes A1, A2, A3 & D1 of the Use Classes Order. The units will be delivered in "shell" form with capped-off services and glass shop fronts installed. Tenants will be responsible for their own fitting out.

TERMS

The units to be sold virtual freehold/long leasehold on new 999 year leases.

Consideration may be given to letting the units on new full repairing and insuring leases subject to covenant strength and lease term.

PRICE/RENT

We are instructed to dispose of the long leasehold / virtual freehold of the units at a quoting price of £250 per sq.ft.

ESTATE CHARGE

Each of the units will contribute towards the estate charge of the development. Further details on request.

VAT

The purchase price (or rent) will be subject to VAT at the prevailing rate.

BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries to the Dartford Borough Council Business Rates department.

EPC

Available upon application.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction. The prospective tenant/purchaser is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

VIEWING

Strictly by prior appointment via the sole selling agents.

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