



TO LET

Unit 8

Deptford Trading Estate

Blackhorse Road

Deptford

London

SE8 5HY

Approx. 504 sq m 5,425 sq ft





Location

Deptford Trading Estate is located in Blackhorse Road, which in turn is located off Lower Road (A200).

The immediate surrounding area is a predominantly similar style premises, although Greenwich, Deptford and New Cross, with their wide range of retail, restaurant and leisure facilities are all within 1-2 miles.

The area has excellent transport links with numerous bus routes using the A200. Deptford and Surrey Quays train stations both being within a mile and the A200 giving direct road access to London Bridge.



Description

The premises form a terraced industrial unit, on an estate of similar style units, being of brick construction, providing warehouse/workshop space to the ground floor, along with an office, 2 x WCs and a reception/pedestrian access from Blackhorse Road. To the first floor there is open plan office space including an open plan kitchen area.

The industrial unit benefits from electric “up and over” rolling doors (5.06m height), min eaves height of 4.82m and multiple skylights, providing good natural light. The office to both ground and first floors benefits from carpeting, suspended ceilings, CAT II lighting and windows to Blackhorse Road, again, giving good natural light.



The building itself benefits from 3 phase power, recently upgraded electrics, fire and intruder alarms and has 3 parking spaces (including 2 EV chargers) and it is believed that Business parking permits are available in the surrounding roads, giving additional parking by separate agreement with the local authority.

Business Rates

The property is not currently on the current 2023 rating list. However, the most recent listing shows a figure of £45,250. Interested parties should make their own enquires of the local authority.



Property Use

The property is believed to have E class use (B1).

Rent

£175,000 Per Annum Exclusive.

Accommodation

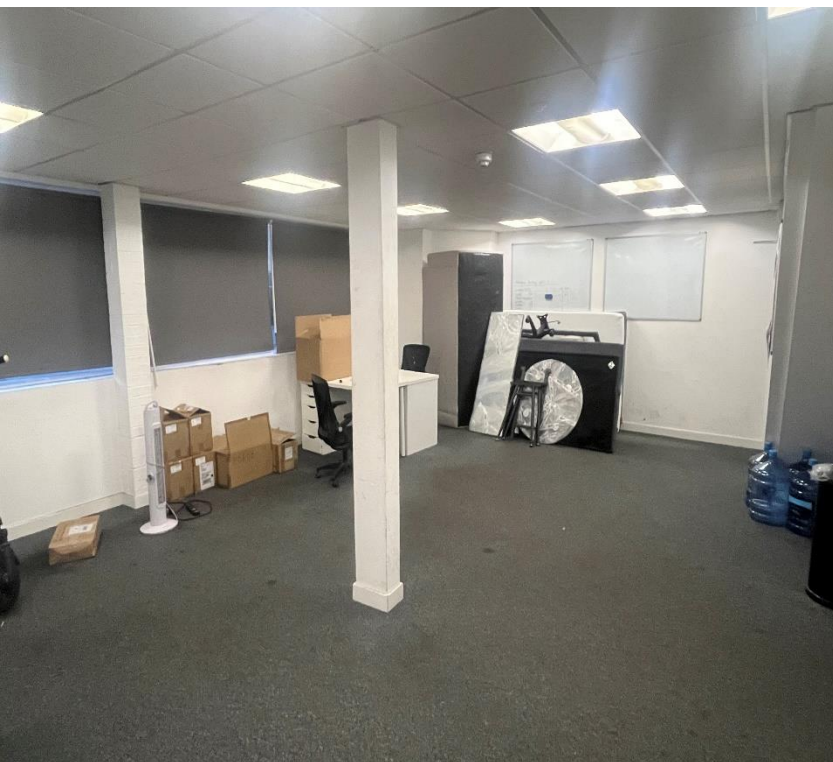
The premises afford the following approximate Gross Internal Areas (GIA):

Ground floor	434.1sq m	4,672sq ft
First floor	69.9sq m	753sq ft
Total	504sq m	5,425sq ft

Property Terms

Available by way of assignment of existing lease, to expire 2026. Lease available upon request.

Alternatively, we understand that the landlord would give consideration the granting of a new lease, terms to be agreed.



VAT

VAT will be applicable.

EPC

The property has an EPC rating of C (66).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior arrangement with sole agents on 0208 858 9303:

Ben Lewis

b.lewis@hindwoods.co.uk

CG6246



