

# Bale & Anchor

LEWISHAM



**4 PROMINENT NEW UNITS  
AVAILABLE TO LET**

**SUITABLE FOR COMMERCIAL USE, FOR FLEXIBLE  
OFFICE SPACE, RESEARCH AND DEVELOPMENT AND  
LIGHT INDUSTRIAL SPACE.**

**(CLASS B1)**



## An Exciting Opportunity

Bale & Anchor is home to 322 apartments with circa 644 people living on site. It comprises studio, 1, 2 and 3 bedroom apartments and 4,357 sq ft of commercial development on Conington Road, South East London. The scheme is split across two blocks either side of the Ravensbourne river.

Bale & Anchor forms part of a well established neighbourhood in south-east London that is experiencing an evolution. It attracts people and businesses looking for a creative and lively place that has everything you need but is also well connected to central London. 4 commercial units are available ranging from 875 - 1,424 sq. ft.





## The Development

With great connections to central London and greenery on your door step Bale & Anchor offers a unique opportunity for residents and businesses alike. Residents are able to enjoy a wealth of amenities including 24hr concierge, private members lounge, resident lounge, games room, gym, private dining lounge, library, yoga studio, wellness lounge, snug and roof terraces.



# Commercial Units

All ground floor units have access to high-speed internet and benefit from easily accessible landscaped public realm.

The spaces suit those in research and development, the creative industries producing goods, crafts, artworks, potentially cafes, hot desking and shared meeting rooms.

The fit out is shell only with tenants responsible for their own utilities. The landlord will support where they can with the fit out process.

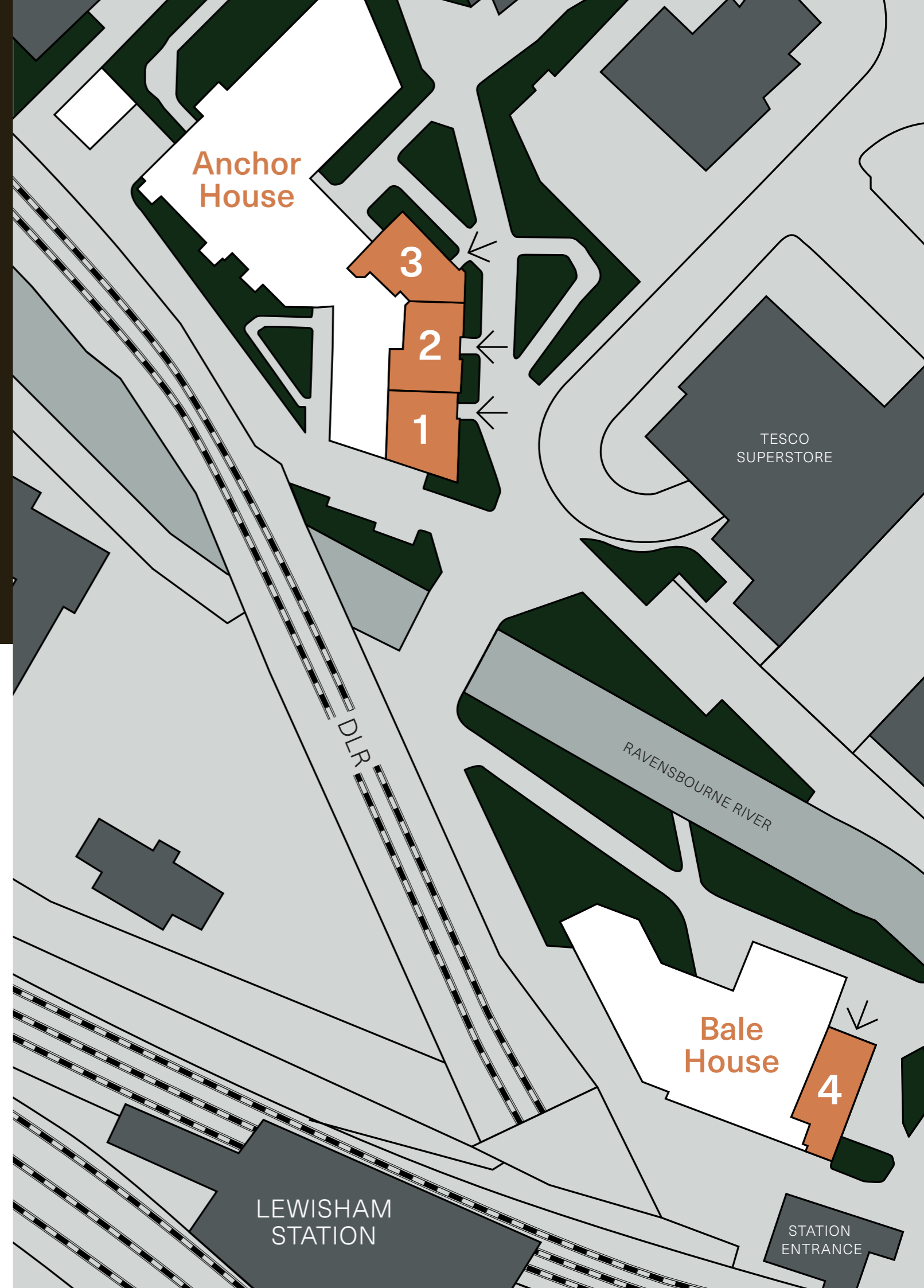


Bale & Anchor provides the following commercial units.

UNIT	LOCATION	SIZE
Unit 1	Ground floor	875 sq ft / 81.3 sq m
Unit 2	Ground floor	1,119 sq ft / 104.0 sq m
Unit 3	Ground floor	939 sq ft / 87.2 sq m
Unit 4	Ground & first floor	1,424 sq ft / 132.3 sq m

For further information, please contact

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# Local Area Guide

Named the Mayor's London Borough of Culture 2022, Lewisham has been undergoing an innovative regeneration scheme taking a significant step forward to drive economic and social prosperity in the area.

The London Borough of Lewisham currently has an estimated population of 305,300, which equates to roughly 130,000 households.

The borough's population is forecasted to grow steadily over the next 10 years by roughly 5%, which equates to an additional 1,500 people living in the borough every year. Lewisham has a higher percentage of population aged between 25 and 44 than the neighbouring Greenwich and Greater London as a whole.

↑ THE TALBOT PUB

↓ SKEHANS PUB

↑ BEETROOT + BEANS

↓ PANTRY





↑ HORNIMAN MUSEUM   ↓ CHICHA RESTAURANT   ↑ THE ALBANY THEATRE   ↓ LEWISHAM ARTHOUSE   ↑ DEPTFORD MARKET YARD   ↓ BUSTER MANTIS



# Connectivity

Lewisham benefits from excellent transport links, with Lewisham Railway Station being served by the DLR and National Rail Services, which provides direct links to Canary Wharf (20 min) and the City (12 min).

There are quick onward links to London Underground services via Mainline stations Cannon Street (15 min) and London Bridge (12 min).

As a result of this connectivity, the area is becoming increasingly popular with commuters.

Bale & Anchor are working with TFL to create a new entrance to Lewisham station, which will give residents future access to DLR and rail services on their doorstep. The proposed Bakerloo Line extension – currently in consultation – could further connect residents of the area across the capital.



→	<b>WALK</b>		
	2 min	■	Lewisham Station
	11 min	■	Brookmill Park
	18 min	■	Brockley Market
	26 min	■	Hither Green Station
→	<b>CYCLE</b>		
	5 min	■	Deptford Bridge Station
	9 min	■	Blackheath Station
	9 min	■	Greenwich Park
	26 min	■	Horniman Museum
→	<b>DRIVE</b>		
	6 min	■	Greenwich Market
	23 min	■	Canary Wharf
	27 min	■	Crystal Palace Station
	28 min	■	London Bridge Station



# The Details

## TERMS

Minimum 24 months.

## COSTS

Each party is to bear their own legal costs incurred in the transaction.

## BUSINESS RATES

The units are be subject to rating assessments.

## RENT

POA.

## MAINTENANCE & CLEANING

By Tenant.

## FLOOR PLANS

Floor plans are available upon request by interested parties.

## ADDRESS

Bale & Anchor  
Connington Rd  
Lewisham  
London SE13



## FOR FURTHER INFORMATION

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