

KENT WHARF,
CREEKSIDE,
DEPTFORD, SE8 3GP

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Bellway

New build commercial units available in Deptford on a virtual freehold basis.

Kent Wharf is an excellent opportunity to take a virtual freehold on one of three remaining commercial units on Bellway's attractive 143 home development alongside Deptford Creek.



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For further information please contact:

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LOCATION

Kent Wharf is located equidistantly between Deptford and Greenwich stations, which provide a range of National Rail and DLR services into London and Kent. The A2 is just 0.5 miles away by car and the A20 less than 1.5 miles.

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.

Train Journey Times from Deptford

| | |
|------------------------|---------|
| London Bridge | 7 mins |
| London Cannon Street | 12 mins |
| London Blackfriars | 14 mins |
| Abbey Wood | 21 mins |
| London St Pancras | 23 mins |
| Slade Green | 27 mins |
| Greenhithe (Bluewater) | 41 mins |
| Luton (Direct) | 71 mins |
| Rainham | 81 mins |

Train Journey Times from Greenwich

| | |
|--------------|---------|
| Lewisham | 5 mins |
| Canary Wharf | 9 mins |
| Bank | 19 mins |



DESCRIPTION

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 143 new dwellings, the units will capture demand from the amenity starved neighbourhoods south of the A200.

AFFORDABLE WORK SPACE

Commercial workspace for visual and fine artists, craft makers and designers who cannot access appropriate comparable workspace at an affordable rent on the open commercial market in the Council's Area:

A DEVELOPMENT BY BELLWAY

Bellway has been building throughout the UK for 70 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.

AREA SCHEDULE

| Unit | No. of Units | Total sq ft | Total sq m |
|------|--------------|-------------|------------|
| A | 2 | 3,996 | 371.76 |
| B | 4 | 1,751 | 162.74 |
| C | 1 | 3,367 | 312.86 |



PLANNING

The proposed shop units have the benefit of planning consent for uses falling within Class E 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 on new 999 year leases.

PRICE/RENT

For enquiries on the virtual freehold, the units are available at £250 per square foot.

ESTATE CHARGE

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

VAT

The purchase price 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 request.

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 with via the sole selling agents.

For further information please contact:

BRAY FOX SMITH

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