

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**TO LET ON NEW LEASE**  
**SHELL AND CORE COMMERCIAL UNIT**  
**AVAILABLE FOR OCCUPATION EARLY 2022**  
**FOR USE AS A DENTIST ONLY**  
**1,291 SQ FT APPROX**



**12A PEGLER SQUARE,  
KIDBROOKE VILLAGE, GREENWICH, SE3 9FW**

**RENT: OFFERS IN EXCESS OF £18,000 PAX**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	<p>Kidbrooke Village is located at the junction of Kidbrooke Park Road and the Rochester Relief Road (A2).</p> <p>The premises themselves are set within the commercial area of the huge Berkeley Homes redevelopment of Kidbrooke, which once completed will encompass 5,000 new homes, large outside spaces and an upgraded railway station. Existing commercial occupiers include Sainsbury's Local, Youngs Public House and Pure Gym. Additionally, there is to be a new NHS centre adjacent to the unit.</p> <p>The premises benefit from excellent transport links, with Kidbrooke Railway Station, A2 and A20 being close by, along with numerous bus routes serving the area.</p>
<b>Description:</b>	<p>The premises comprise "Shell and Core" space, which will be delivered with capped off services.</p> <p>The unit has one allocated parking space, at cost of £1,000 pax. There is also a large number of 'pay and display' parking spaces nearby.</p>
<b>User:</b>	Limited to a <b>Dentist</b> only. Consideration will not be given to any other use.
<b>Accommodation:</b>	<p>The premises have the following approximate areas:</p> <p>Shell and Core space      1,291 sq ft approx.</p>
<b>Terms:</b>	The property is to be let on a new effectively full repairing and insuring lease for a term to be agreed incorporating periodic rent reviews.
<b>Business Rates:</b>	Interested parties are advised to make their own enquires to the Local Authority being the Royal Borough of Greenwich.
<b>Deposit:</b>	A deposit of up to 6-months rent may be required, subject to status.
<b>Reference Fee:</b>	<b>Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.</b>
<b>VAT:</b>	VAT is applicable.
<b>Legal Fees:</b>	The ingoing tenant will be required to pay the Council's legal costs in the preparation of the lease.
<b>Viewing:</b>	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125

BL/EJ/PS12A/C00722

Misdescriptions Act 1991

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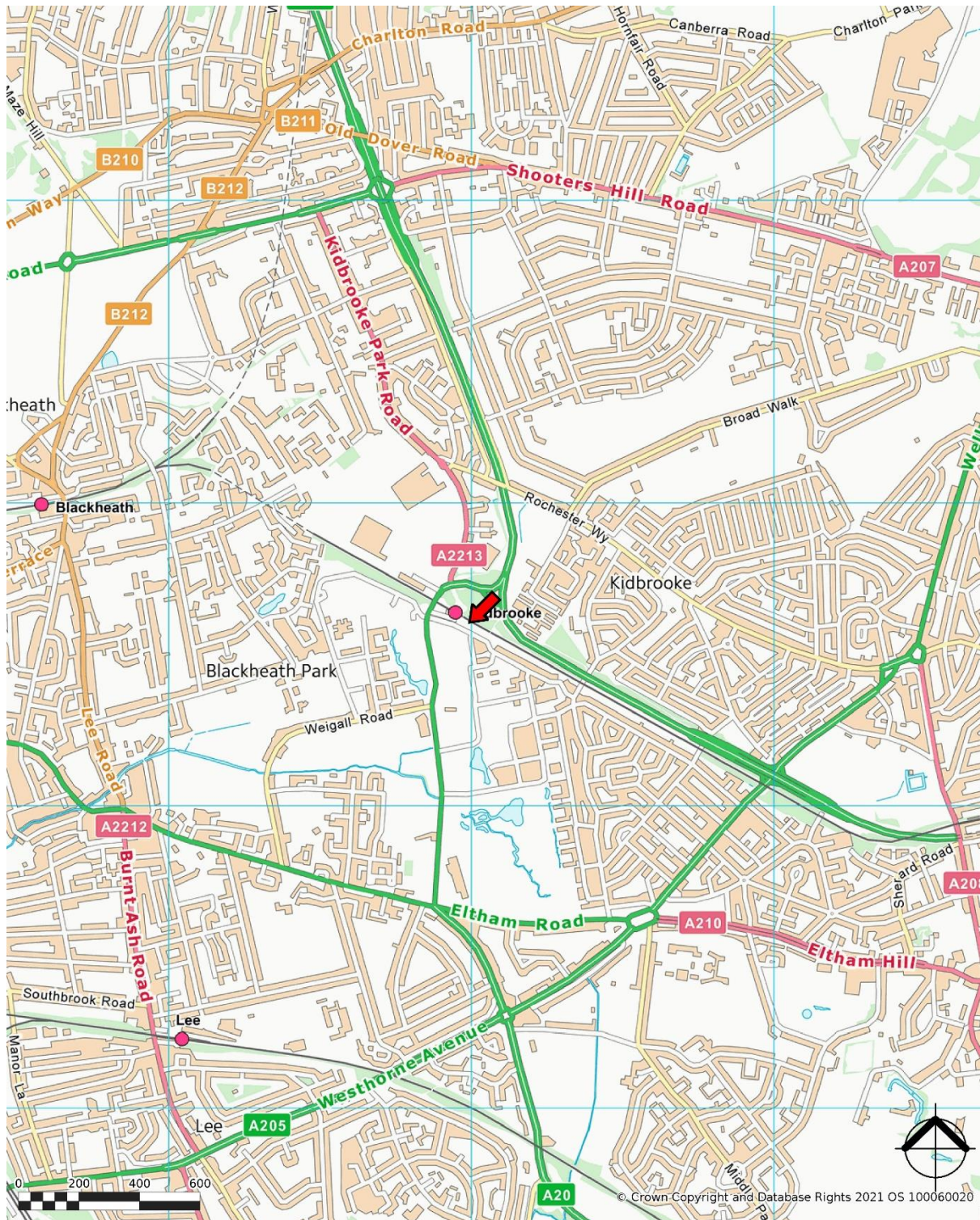
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