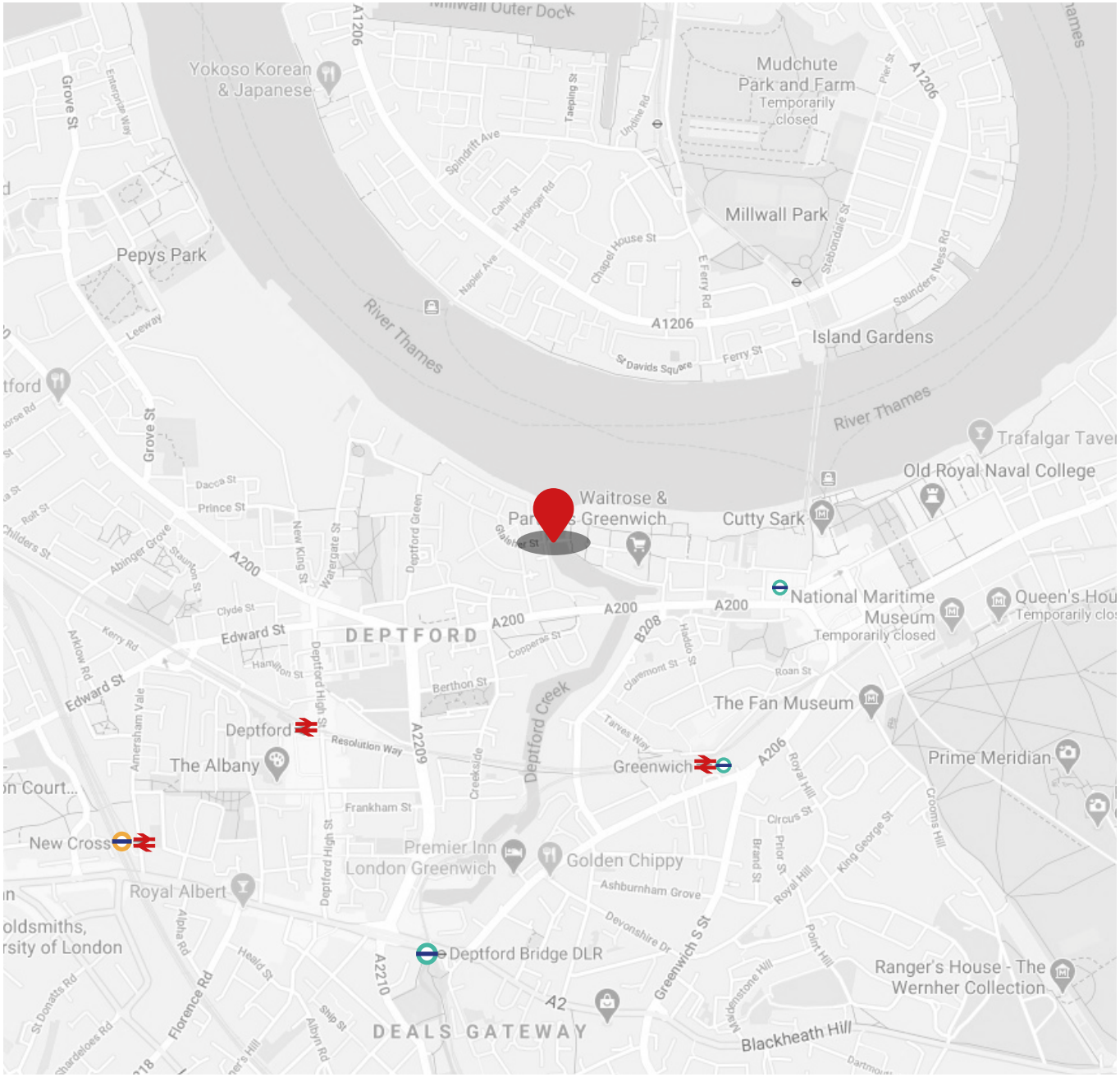
25 Corbidge Court, Glaisher Street, Deptford, London SE8 3ES

Smart E class unit to let fronting Deptford Creek and the River Thames

acorn
Commercial, Investment & Development



- Ground floor unit in modern development
- Flexible E class use (offices/retail etc)
- Approx. 648sqft (60.2sqm)
- New lease available immediately
- River frontage
- Greenwich/Deptford borders
- £19,500pax

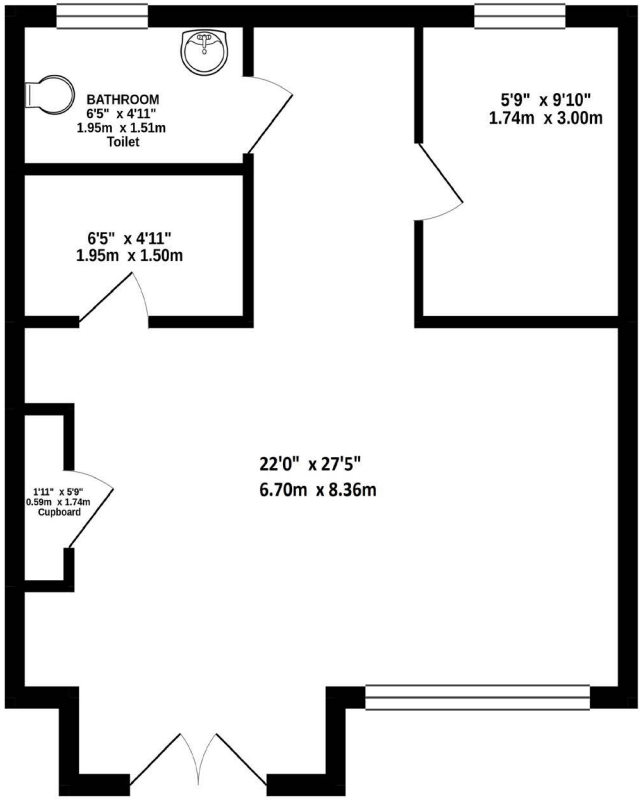
Description

A smart, ground floor commercial unit in a modern mixed-use development at the mouth of Deptford Creek. Extending to approx. 648sqft (60.2sqm) the subject property is largely open plan with a partitioned office and WC to the rear. Previously used as a hair salon, the property would suit a variety of businesses including retail, coffee shop, hairdresser/barbers and offices. Benefits include ample natural light, security grilles and a single parking space. A new lease is available directly from the landlord on flexible terms.

Location

The property forms part of the landmark Millennium Quay development which sits at the mouth of Deptford Creek; fronting the River Thames. A footbridge crosses the Creek in front of Corbidge Court linking the Thames Path that runs into historic Greenwich. There are a vast array of amenities within 0.6 miles including Cutty Sark DLR, Greenwich Station, Greenwich Park, Greenwich foot tunnel, Greenwich pier (for river boat services), the town centre and the popular Greenwich Market. Nearby commercial occupiers include Waitrose, Costa Coffee and a choice of bars, pubs and restaurants. Huge regeneration has been undertaken along the Creekside in recent years leading to a concentrated local population of millennial home-owners, renters and students.

GROUND FLOOR
648 Sqft



Terms

A new lease is available on flexible IRI terms directly from the landlord at a quoting rent of £19,500pax. The rent includes external maintenance and buildings insurnace, but excludes utility costs.

VAT

We understand that VAT is not applicable in this transaction.

Business Rates

According to the summary valuation effective from 1st April 2017, the rateable value for the subject property is £5,400. Given that the RV sits below the £12,000 threshold for small businesses, full rates relief might be available to some occupiers. Prospective tenants are advised to make their own enquiries in this regard.

EPC

The property sits in Band C. An EPC is available on request.

Viewings

Viewings are available by prior appointment with Acorn's Commercial & Development Division.

Contact

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