

## Prominent Greenwich Commercial Unit(s)

### Union Wharf

### Copperas Street, Greenwich, SE8 2DA



## TO LET

### Various Sizes Available

#### LOCATION:

Union Wharf is situated in a prominent position on Creek Road (A200) at the junction with Copperas Street, overlooking Deptford Creek and moments to the west of central Greenwich.

The immediate vicinity has seen a lot of redevelopment in the past few years, with Galliard's New Capital Quay scheme on the other side of Creek Road and Creekside Village East immediately to the west.

The area is well served by public transport with Cutty Sark (DLR) 3 minutes walk to the East, Greenwich (DLR and Mainline) 10 minutes to the South East and Deptford (Mainline) 10 minutes to the south west. There are also numerous bus routes serving the area providing access to the City and South East London

Cont'd

## Copperas Street, Greenwich, SE8 2DA

### DESCRIPTION:

The commercial space is arranged over ground and lower ground at the base of a new 23 storey tower in a prominent position on Creek Road. The units benefit from Class A1, A2, A3, and B1 uses, however interest subject to a change of use to Class A4, D1 or D1 uses will be considered. The units can be offered joint or individually.

### AMENITIES:

- Prominent position
- 249 apartments above
- On site nursery
- Class A1, A2, A3, A4, B1, D1 and D2 uses
- Flexible configuration
- Potential outside space

### AVAILABILITY:

| UNIT                | SIZE SQ FT | SIZE SQ M | RENT PSF | RENT PAX   |
|---------------------|------------|-----------|----------|------------|
| Ground Unit 1       | 1,658.00   | 154.03    | £21.11   | £35,000.00 |
| Ground Unit 2       | 603.00     | 56.02     | £22.39   | £13,500.00 |
| Ground Unit 3       | 1,249.00   | 116.04    | £24.02   | £30,000.00 |
| Ground Unit 4       | 958.00     | 89.00     | £18.27   | £17,500.00 |
| Lower Ground Unit 5 | 721.00     | 66.98     | £17.34   | £12,500.00 |

### TENURE:

The unit(s) are available by way of a new lease for a term to be agreed.

**VAT:** TBC

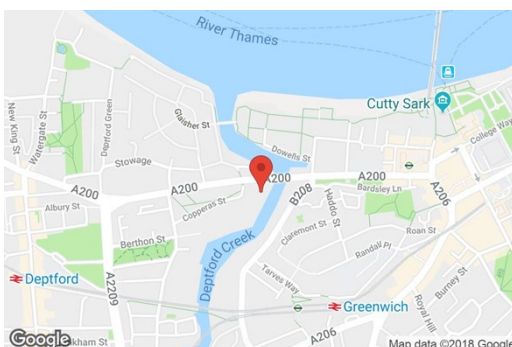
**RATES PAYABLE:** As this is a new development it has not yet been assessed for rates. Interested parties are advised to make their own enquiries.

**EPC:** TBC

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VIEWING:** By appointment with sole agents CF Commercial.

**SERVICE CHARGE:** TBC



### CONTACT:



**Max Taylor-Smith**

020 3216 3912

[max@cfcommercial.co.uk](mailto:max@cfcommercial.co.uk)



**Zack Berman**

020 3216 3915

[zack@cfcommercial.co.uk](mailto:zack@cfcommercial.co.uk)