

CF
Commercial



KIDBROOKE
SQUARE
SE3

Workspace Opportunity
next to Kidbrooke Railway Station

A PARTNERSHIP BETWEEN



CGI showing ground floor retail and first floor workspace



THE AREA

Kidbrooke is well located in South East London in the Royal Borough Greenwich. Kidbrooke is situated to the north west of Eltham and approximately 1 mile / 1.6 km to the south of Blackheath. Central London (Charing Cross) is approximately 7.5 miles / 12 km to the north west.

Kidbrooke and the surrounds has been transformed in recent years. The former Ferrier Estate is currently being developed by Berkeley Homes for the Kidbrooke Village scheme, which once complete will provide in the order of 5,300 homes, a 100 acre park and 300,000 sq. ft. of commercial space. Approximately 1,900 homes have now been built and it is already regarded as one of London's most successful regeneration schemes.

Kidbrooke Square is situated immediately to the north of Kidbrooke Village, on the opposite side of Kidbrooke Railway Station. Both schemes benefit from direct pedestrian access to the station. Kidbrooke Square is close to several large parks including Cator Park, Green Park and Blackheath Park. The site is bound by the Bexleyheath (National Rail) railway line to the south, the A2213-Kidbrooke Park Road to the north and northwest and the A2 to the east.

Kidbrooke Railway Station is around a 1 minute walk from Kidbrooke Square. Rail services are operated by Southeastern, with regular trains running to London Victorian and London Cannon Street.



CONNECTIVITY

LONDON ON YOUR DOORSTEP

From Kidbrooke station

Kidbrooke has had a railway station since 1895. Today, the new station is operated by Southeastern and is in Zone 3. Trains run to London Charing Cross, Victoria and Cannon Street from its two platforms as well into leafy Surrey and Kent and beyond. You can be in central London for work, a meeting or fun quickly and easily. Or you can head for the country or perhaps a day out on the south coast.

1	2	3	4	5	6	7	8
BLACKHEATH 6 MINUTES	LEWISHAM 9 MINUTES	WATERLOO EAST 28 MINUTES	CHARING CROSS 27 MINUTES	LONDON BRIDGE 18 MINUTES	CANARY WHARF 33 MINUTES	BANK 30 MINUTES	VICTORIA 31 MINUTES



— BY BICYCLE —

1	2	3	4
SUTCLIFFE PARK SPORTS CENTRE 4 MINUTES	BLACKHEATH COMMON 11 MINUTES	GREENWICH PARK 13 MINUTES	GREENWICH TOWN CENTRE 16 MINUTES

— BY BUS —

1	2	3	4
BLACKHEATH 4 MINUTES 335 BUS ROUTE	WOOLWICH 11 MINUTES 178 BUS ROUTE	LEWISHAM 13 MINUTES 178 BUS ROUTES	BEXLEYHEATH 16 MINUTES B16 BUS ROUTE

THE SCHEME

Kidbrooke Square is an ambitious regeneration project being developed by Kidbrooke Partnership LLP, a joint venture between TfL and Notting Hill Genesis.

Once complete, the scheme will provide 619 new homes with 50% affordable (51% Shared Ownership, 49% London Affordable Rent) and 2,020 sq. m. / 21,743 sq. ft. of commercial accommodation. Completion of the scheme will create the 'Kidbrooke Hub', a new local centre for Kidbrooke centred adjacent to the railway station.

The development comprises three phases. Phase 1 is currently under construction and will be completed in sections from April 2022 to September 2023. Phase 1 will comprise 413 homes.

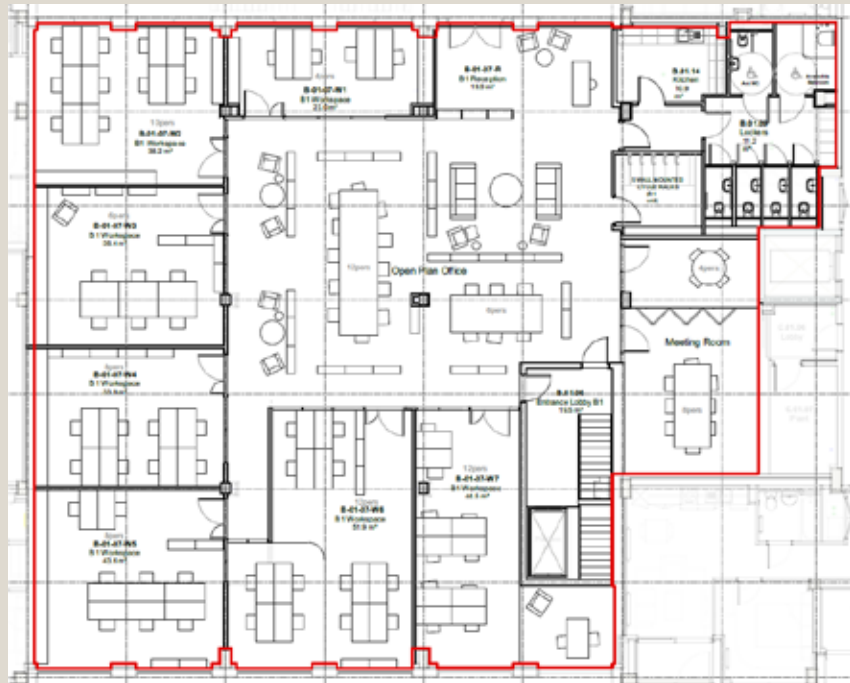


CGI showing north-east across the new square

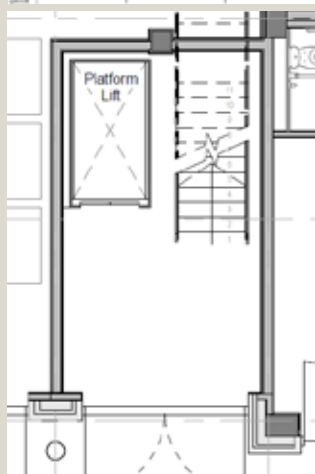


WORKSPACE OPPORTUNITY

BLOCK B FIRST FLOOR OFFICE APPROX. 4,935 SQ FT / 458.47 SQ M



First Floor Offices illustrating intended layout



Ground Floor Entrance

The offices will be delivered to a 'CAT A+' condition. The fitout will include the installation of WCs, a kitchen and cycle storage area. Access to the offices will be via a self-contained ground floor entrance lobby, with staircase and Platform lift installed. Fitout specification outlined below. The full specification document is available on request:

CEILING

Office Areas

Exposed concrete slabs, surface mounted services, coordinated to suit partition layout and M&E strategy.

WC / Showers

Exposed concrete slabs, surface mounted services, coordinated to suit partition layout and M&E strategy.

PARTITIONING

The offices will be partitioned in line with the floorplan. WC and Kitchenette – Optima glazed partition panels between workspace units, single-glazed 16.8mm acoustic laminate glass. Full height plasterboard 75mm timber or metal stud work, 1 layer moisture resistant plasterboard and 1 layer 12mm plywood to inner face and 2 layers of moisture resistant plasterboard to the outer face. Mineral wool to meet acoustic requirements. Tape and joint, painted finish.

FLOORING

First Floor Office areas

Resin based industrial floor paint with anti slip (R10) classification to all screeded areas. Altro Tect plus or equivalent.

First Floor Office WCs / Showers and Kitchenettes

WC/Bathroom/Showers – R10 slip resistance. Noracare Uneo product and 100mm covered skirting. Accessible Shower – Noraplan Ultra Grip (R11 slip resistance).
Kitchenette – Forbo Sheet Vinyl (12022) Concrete Roll.
Bike Store – Polyurethane Sealer.

HEATING / COMFORT COOLING

Office Spaces

HIU based system connected to local heat network, surface mounted panel radiators with individual thermostatic controls. Cooling to be provided for CAT B.

LIGHTING

Office spaces

Surface mounted, modular, steel body, white finish, 600x600mm 39.9W LED suspended, Dextra Lighting, Modsu L68, 111.25Llm/W ('D2465-WSD-ZZ-SH-E-6301')

FURNITURE, FIXTURES & EQUIPMENT

Kitchen units

Laquered laminate soft mat base and wall units with Corian 20mm worktop.

SANITARYWARE / BRASSWARE AND WC / SHOWER FIXTURES

WCs, unisex cubicles

White ceramic WC pan with concealed cistern and white ceramic wash hand basin with single mixer lever tap, details as per sanitaryware schedule.

LIFT

Supplier will be Platform Lift Company.



CGI of first floor office accommodation with retail below

FURTHER DETAILS

WORKSPACE UNITS FOR SALE

**BLOCK B FIRST FLOOR OFFICES
BLOCK (APPROX. 4,935 SQ. FT.)**

Tenure

New long leasehold For Sale

Quoting Price

Offers in the region of £1,450,000 (circa £294 psf) exclusive of VAT

Service Charge

The tenant will be responsible for the payment of service charge. The current estimated service charge is approximately £2.50 per sq. ft. per annum exclusive.

EPCS

The units are still under construction. Estimated EPC scores for the units are A and B. Occupiers will be expected to maintain these EPC scores.

VAT

Please note that the property is elected for VAT. VAT will be payable on sale or letting transactions.

Costs

All parties will be responsible for paying their own legal and professional costs.

Technical Specifications

Unit technical and fitout specifications available on request.

Business Rates

The units are still under construction. Business rates assessments are yet to be carried out.

Timeline

Available to view now. It is estimated the units will be ready for occupation in Q1 2024.



LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM...

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Subject to Contract. November 2023.