

CF
Commercial



KIDBROOKE
SQUARE
SE3

New Retail, Leisure and Workspace Opportunities
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.

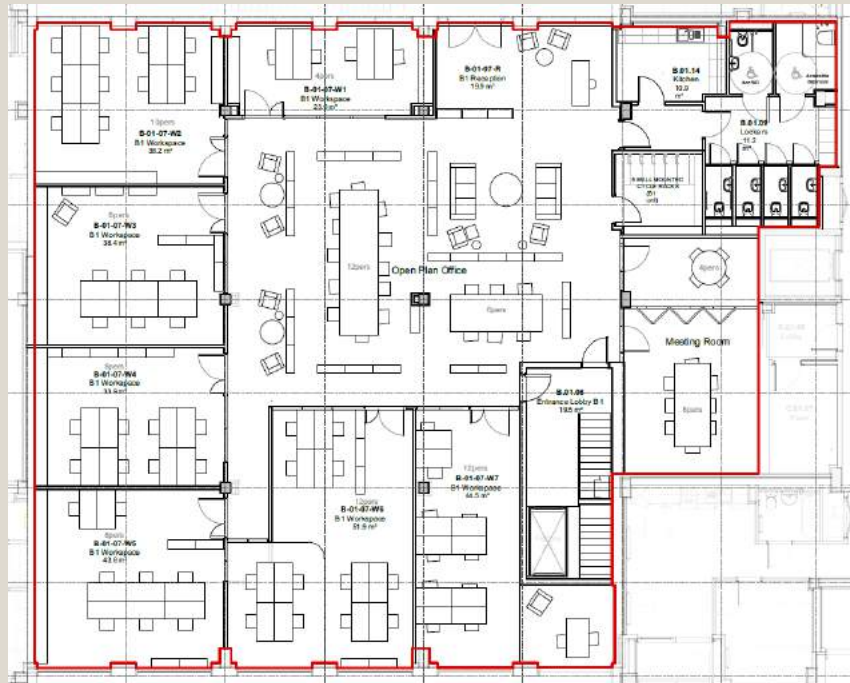


CGI showing north-east across the new square

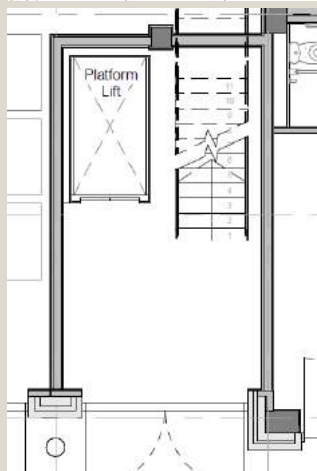


WORKSPACE OPPORTUNITY

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.

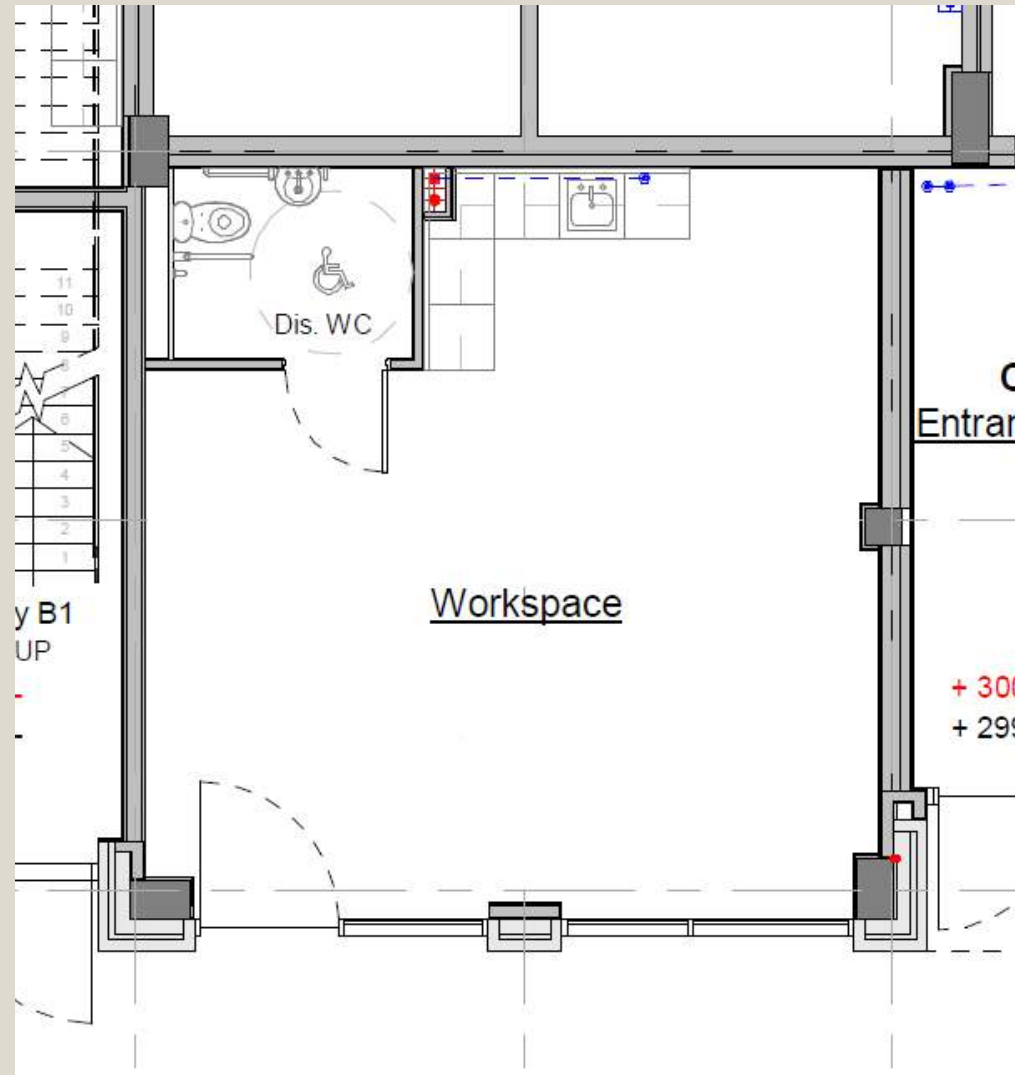
LIFT

Supplier will be Platform Lift Company.

WORKSPACE OPPORTUNITY

BLOCK C GROUND FLOOR OFFICE

APPROX. 455 SQ FT / 42.27 SQ M



The offices will be delivered to a CAT B condition. The fitout will include the installation of a WC, a kitchenette and open plan workspace. Access to the offices will be via a self contained ground floor entrance. 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.

WC

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

FLOORING

Floating cement screed on rigid insulation to all ground floor areas. Medium to heavy duty reinforced screed, minimum thickness of 75mm and to a compressive strength.

HEATING / COMFORT COOLING

Office Spaces

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

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

Melamine faced kitchenette units with corian worktop and undercounter fridge. Wall mounted high level cabinets to match units below counter.

SANITARYWARE / BRASSWARE AND WC

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.

FLOOR FINISHES

WCs and Kitchen

Non-slip vinyl flooring with coved skirting.

Public areas

Epoxy based industrial floor paint with anti-slip (R10) classification to all screeded areas except for WCs and kitchenettes.

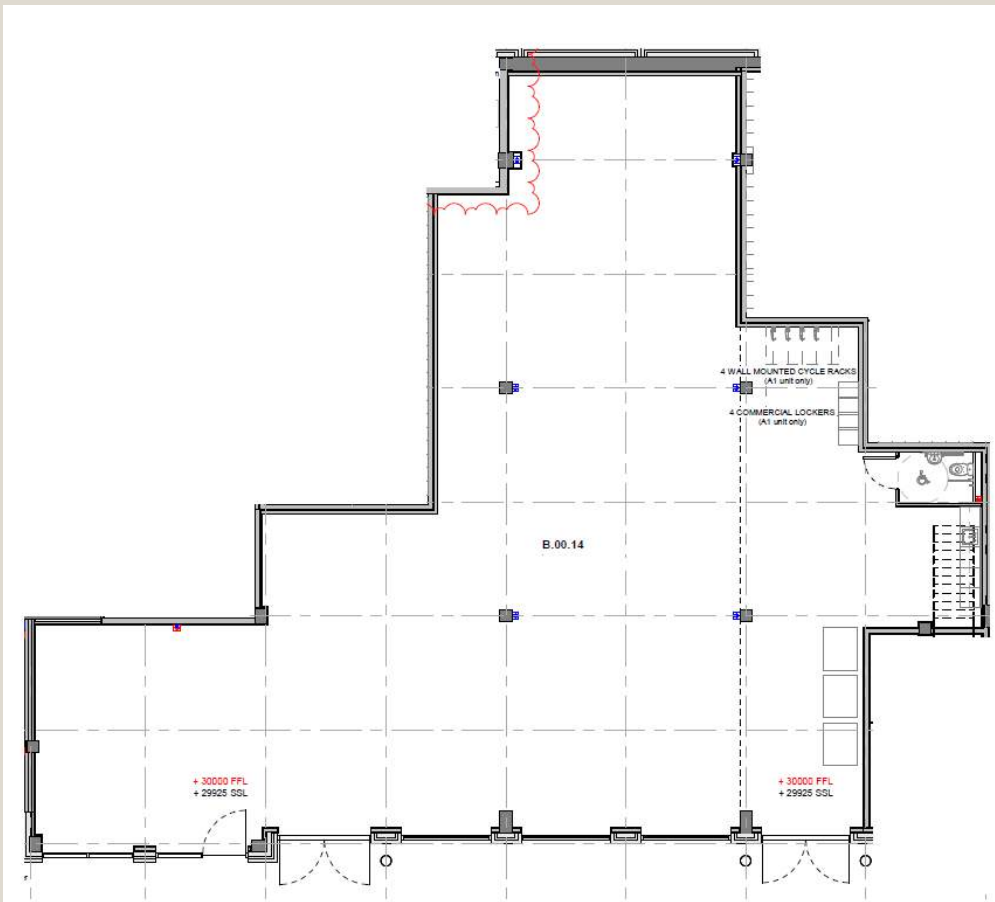


CGI of first floor office accommodation with retail below

RETAIL OPPORTUNITY

BLOCK B GROUND FLOOR RETAIL

APPROX. 3,814 SQ FT / 354.32 SQ M



This unit will be delivered to an enhanced shell and core condition. The fitout will include the installation of a WC and storage area. Access will be via a self contained ground floor entrance. Fitout specification outlined below. Kitchen location shown on plan for illustrative purposes. To be installed by tenant. The full specification document is available on request:

CEILING

Retail Areas

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

WC

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

Unisex accessible – Doc M pack sanitary ware with contrasting colour grab rails, Doc M single lever mixer tap, wall mounted mirror (safety glass).

FINISHES

Retail Areas

Painted all exposed concrete surfaces using clear concrete sealant.

WC

Painted concrete surfaces using washable and moisture proof paint.

FLOORING

WCs

Non-slip vinyl flooring with coved skirting.

Retail areas

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

HEATING, VENTILATION AND PLUMBING

Ventilation

In-line extract fan per WC, connected to the external facade at high level or to a vertical riser to roof level.

WATER

WC / Shower

Pipework (cold & hot feed). Capped supply to kitchenette positions.

LIGHTING

Retail spaces

General – Surface mounted fluorescent or LED batten fittings (slimline T5, 1500mm, 58W / equivalent) with PC diffusers, surface mounted PVC conduits.

Emergency Lighting – Surface mounted fluorescent or LED batten fittings with 3 hours maintained battery backup. 'Slimline T5, 1500mm, 58W / equivalent' with PC diffusers to match non-emergency versions.

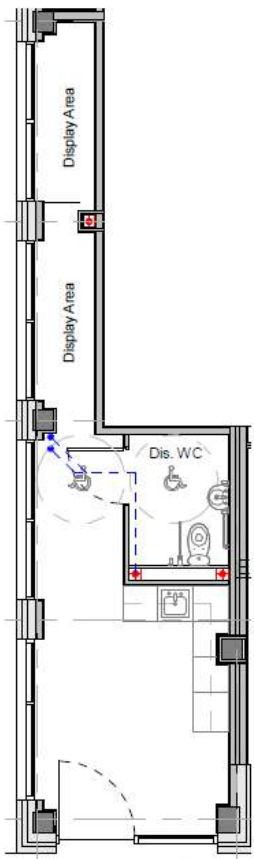


Image showing the unit under construction. Taken April 2023.

RETAIL OPPORTUNITY

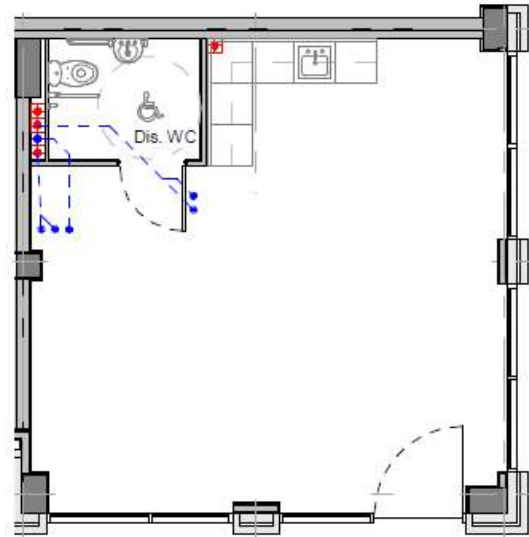
KIOSK UNIT BLOCK B

APPROX. 267 SQ FT / 24.80 SQ M



RETAIL UNIT BLOCK C

APPROX. 447 SQ FT / 41.52 SQ M



This unit will be delivered to a CAT A/ white box specification. The fitout will include the installation of a WC and storage area. Access will be via a self contained ground floor entrance. Fitout specification outlined below. Kitchen location shown on plan for illustrative purposes. To be installed by tenant. The full specification document is available on request:

CEILING

Retail Areas

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

WC

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

FLOORING

All areas

Floating cement screed on rigid insulation. Medium to heavy duty reinforced screed, minimum thickness of 75mm and to a compressive strength. Screeded floors to be designed to a loading of 4.0 kN/m² and installed in accordance with BS 8204

WATER

WC's

Water supply pipework (cold & hot feed).

Kitchenette

Potable water supply pipework (cold and hot feed). Capped cold and hot water supply

VENTILATION

WC

In-line extract fan per WC, connected to the external facade at high level or to a vertical riser to roof level. Power and switching for each fan. Ductwork in place for penetrations as required for future ventilation.

FINISHES

WCs and Kitchen

Non-slip vinyl flooring with coved skirting.

Public areas

Epoxy based industrial floor paint with anti-slip (R10) classification to all screeded areas except for WCs and kitchenettes.

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 £1,605,00 (circa £325 psf) exclusive of VAT.

BLOCK C GROUND FLOOR OFFICE UNIT (APPROX. 455 SQ. FT.)

Tenure

New long leasehold For Sale

Quoting Price

Quoting price – £147,500 (circa £325 psf) exclusive of VAT.

RETAIL UNITS TO LET

BLOCK B GROUND FLOOR RETAIL (APPROX. 3,814 SQ. FT.)

Tenure

New effective full repairing and insuring leases on terms to be agreed.

Quoting Rent

£80,000 per annum exclusive of VAT

BLOCK B KIOSK UNIT (APPROX. 267 SQ. FT.)

Tenure

New effective full repairing and insuring leases on terms to be agreed.

Quoting Rent

£9,500 per annum exclusive of VAT.

BLOCK C GROUND FLOOR RETAIL UNIT (APPROX. 447 SQ. FT.)

Tenure

New effective full repairing and insuring leases on terms to be agreed.

Quoting Rent

£16,500 per annum 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...

JOHN GIBLIN

M: 07867 505604

E: john@cfcommercial.co.uk

CRAIG FISHER

M: 07947 534589

E: craig@cfcommercial.co.uk

GABRIELLE DRURY

M: 07800 857056

E: gabrielle@cfcommercial.co.uk

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Subject to Contract. June 2023.