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REAL ESTATE ADVISORS



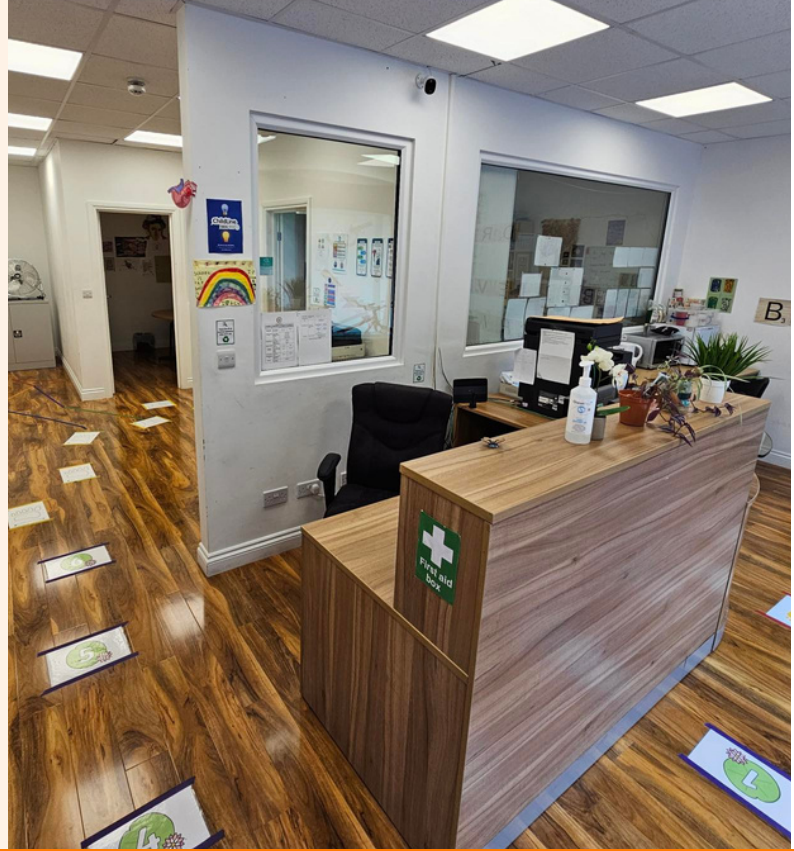
**Unit D, Adana Building, Connington Road, London
SE13 7FD**

PROMINENT COMMERCIAL UNIT AVAILABLE TO RENT

(1,029SQFT OVER GROUND FLOOR)

Summary

- Rare opportunity to lease a quality **ground floor commercial** unit benefitting from **flexible use class**
- Property extends **1,029sqft** beneath a **quality mixed-use development** comprising **330-apartments**
- The unit will appeal to a range of occupiers including **medical, health services, education, offices** or **retailers**
- **Excellent transport links** with **Elverson Road (DLR)** just a **3-minute walk away** and **Lewisham (DLR & National Rail)** within **0.3 miles**
- We are inviting **offers in the region of £25,000pax (£24.29psf)** for a **new FRI lease** direct with the landlord



Description

This exciting **commercial space** is laid out over the **ground floor** of a **quality mixed-use development** comprising **330-apartments**.

Extending **1,029sqft** the unit offers an **attractive frontage** facing a communal courtyard. Previously used as an **educational centre**, the property is **available as seen**, fully fitted with **partitioned offices, WC's, kitchen** and **reception area**.

The unit benefits from a **flexible use class** and would **appeal to a wide range of occupiers** including **medical, health services, education, community, offices** or **retailers**.

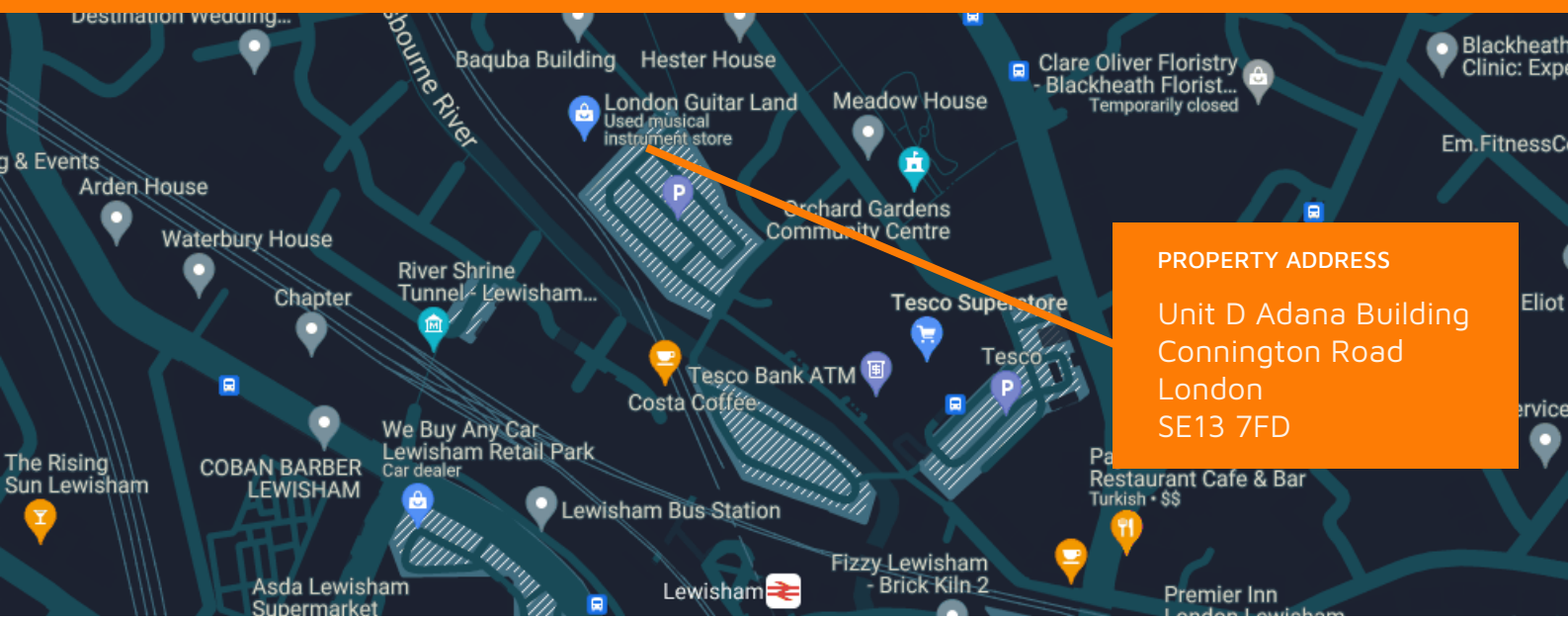
The property is available on a **new FRI lease** direct with the landlord from **September 2023**.

Location

The property is located along **Connington Road** just off **Morden Hill**.

Accessibility is **excellent** to the property with both **Elverson Road (DLR)** and **Lewisham (DLR & National Rail)** stations within **0.3 miles** providing direct trains to London Bridge and Bank Station. There are also numerous bus and road links.

The local area is experiencing widespread regeneration including the nearby **Lewisham Gateway Development** delivering over **1,000 new homes** with open public space, shops, restaurants, a gym and the borough's first major multiplex cinema.



Business Rates

Rates payable are estimated to be **£9,310pax**. Interested parties are welcome to make their own enquiries with **Lewisham Council** for further information.

Viewings

Contact the **Henshall & Partners** team to arrange internal inspections.

Floor Plans

Available upon request.

Terms

We are inviting offers at **£25,000pax (£24.29psf)** for a **new FRI lease direct with the landlord**.



CONTACT US



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