



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Aurora Point, 293 Grove Street,
Deptford SE8 3PZ**

**COMMERCIAL UNIT FOR SALE OR RENT (INCLUDES PARKING)
(CLASS-E | 2,260 SQFT)**

Summary

- Attractive shell and core **commercial unit (Class-E)** available for **sale** or **rent**
- Property arranged over the **ground floor** extending **2,260sqft (NIA)** benefiting from **secure underground parking space**
- Within walking distance of **Surrey Quays** and **Canada Water** stations, providing direct links to **Canary Wharf** and **The City**
- Opportunity will appeal to **investors** and a range of occupiers including **retailers, offices and medical operators**
- Guiding **£560,000 (£247psf)** for the **long leasehold interest (999-years)**
- **Rental offers** considered at **£47,000pax (£20psf)** on a **new FRI lease**

Description

Prominent **commercial unit** available along with an **underground parking space**.

Property extends **2,260sqft** with accommodation laid over the **ground floor** beneath quality development by **Galliard Homes** comprising **181-apartments**.

Corner unit benefitting from **excellent ceiling heights, open plan layout** and **frontage** with **high footfall** that will interest a wide range of occupiers including **retailers, offices** and **medical providers**.

Space available **immediately** in **shell and core condition** with **capped services** (electric and water) allowing an occupier to fit the space out to their requirements.



Location

Property is located on the corner of **Plough Way** and **Grove Street** in **Surrey Quays**.

Canada Water (Overground & Jubilee Line) and **Surrey Quays** (Overground) stations, both less than **0.8 miles** away, offering direct trains to **The City** and **Canary Wharf** (6-mins). Additionally the **Thames Clipper** is within a short walk (4-mins).

Local area experiencing significant regeneration including the **£5.6 billion Canada Water Masterplan**, delivering **3,000 new homes** and enhancing amenities like **Surrey Quays Shopping Centre** and **Greenland Docks**.



PROPERTY ADDRESS

Aurora Point
293 Grove Street
London
SE8 3PZ

Business Rates

The property is yet to be rated by the **VOA**. We recommend interested parties make enquiries with **Lewisham Council** regarding likely annual rates payable.

Floor Plans

Floor plans are available **upon request**.

Viewings

Contact the **Henshall & Partners** team to arrange a viewing.

Terms

We are inviting offers in the region of **£560,000 (£247psf)** for the **long leasehold interest (999-years)**.

Rental offers to be considered at **£47,000pax (£20psf)** on a new **FRI lease** direct with landlord.

CONTACT US

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