

Retail Opportunities to Lease OR Purchase  
next to Kidbrooke Railway Station



KIDBROOKE  
SQUARE  
SE3

**CF**  
Commercial



A PARTNERSHIP BETWEEN



# Retail Opportunities - Block B and C



BLOCK B

BLOCK C



CGI showing ground floor retail and first floor workspace

# THE AREA

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

Kidbrooke is well located in South East London in the Royal Borough of 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 surrounding area has been transformed in recent years. The former Ferrier Estate has been developed by Berkeley Homes for the Kidbrooke Village scheme, with more homes being built. Once complete will provide in the order of 5,300 homes, a 100 acre park and 300,000 sq. ft. of commercial space. 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 Bridge, London Victoria 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



BLOCK B

BLOCK C

THINK  
VILLAGE  
LIFE  
IN THE  
CAPITAL

KKKK

KID  
SQU  
SE3

WE ARE OPEN  
WE ARE OPEN



CGI of first floor office accommodation with retail below

# RETAIL OPPORTUNITY

## BLOCK B GROUND FLOOR RETAIL APPROX. 1,500 SQ FT – split remaining

This unit will be delivered to an shell and core condition with the shop fronts installed. Access to the unit will be via a self contained ground floor entrance. The Shell and Core specification is outlined below. Kitchen location shown on plan for illustrative purposes. To be installed by tenant. The full specification document is available on request:

### CEILING

- 1) No ceiling finishes are to be provided.
- 2) All structural ceilings are to be left fair face for finishing by others.
- 3) 3.2m clear height to underside of ceiling.

### FLOORING

- 1) Design floors and floor slabs designed to allow minimum 5kN/m<sup>2</sup> live load.
- 2) Screeds not provided.
- 3) No other floor finishes provided.

### SHOPFRONTS

- 1) Shopfront & entrance doors to be provided.
- 2) Shopfronts shall include for all stallrisers and fascias ready to receive commercial signage.
- 3) High level louvres to be included.

### WATER

WC / Shower  
Pipework (cold & hot feed).

### WALLS AND WALL FINISHES

- 1) All internal walls forming the demise shall be fair faced blockwork and left ready for decoration. Walls to be a minimum 140mm thick, fully fire stopped and acoustically treated to meet current Building Regulations.
- 2) Airborne sound insulation to all separating construction (walls and ceilings) shall provide a 50dB sound reduction.
- 3) No wall finishes are to be provided. All walls are to be left fair face for finishing by others.

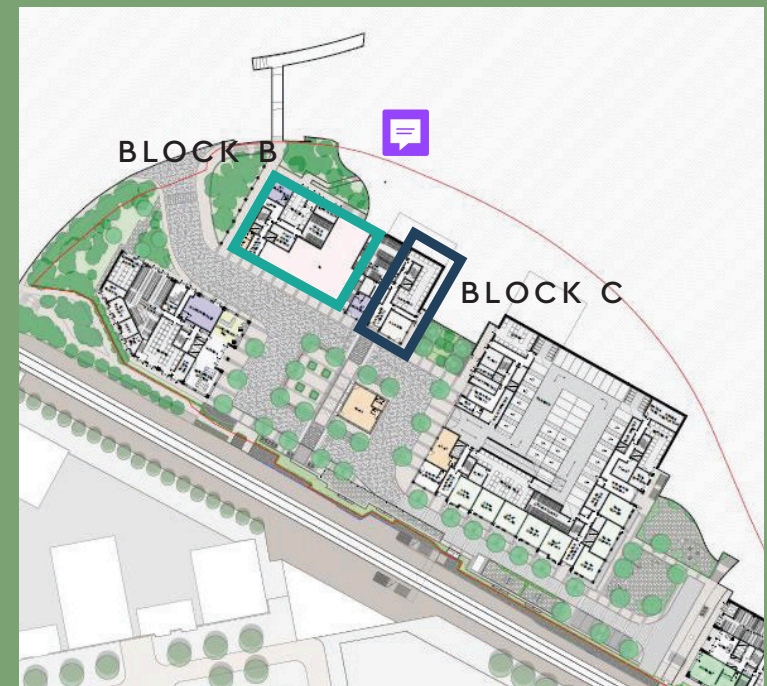
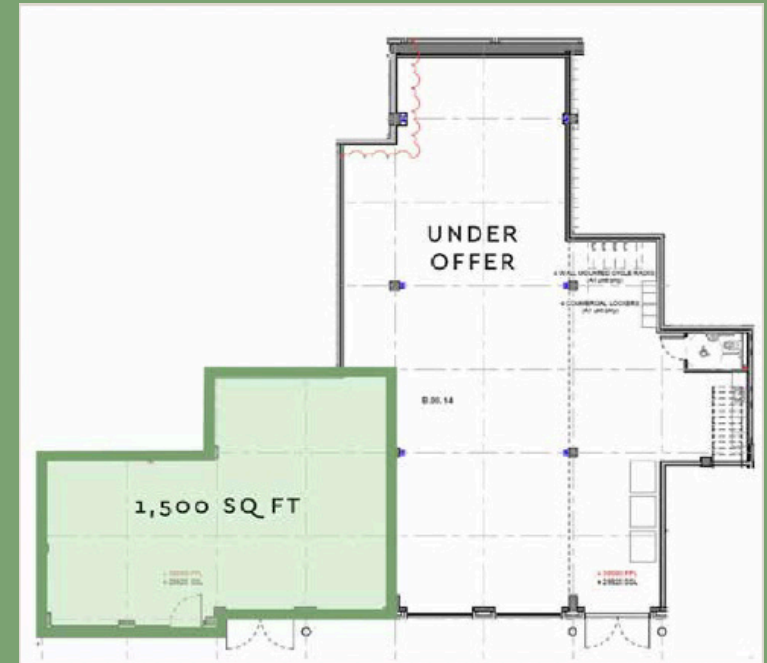
### SERVICES GENERALLY

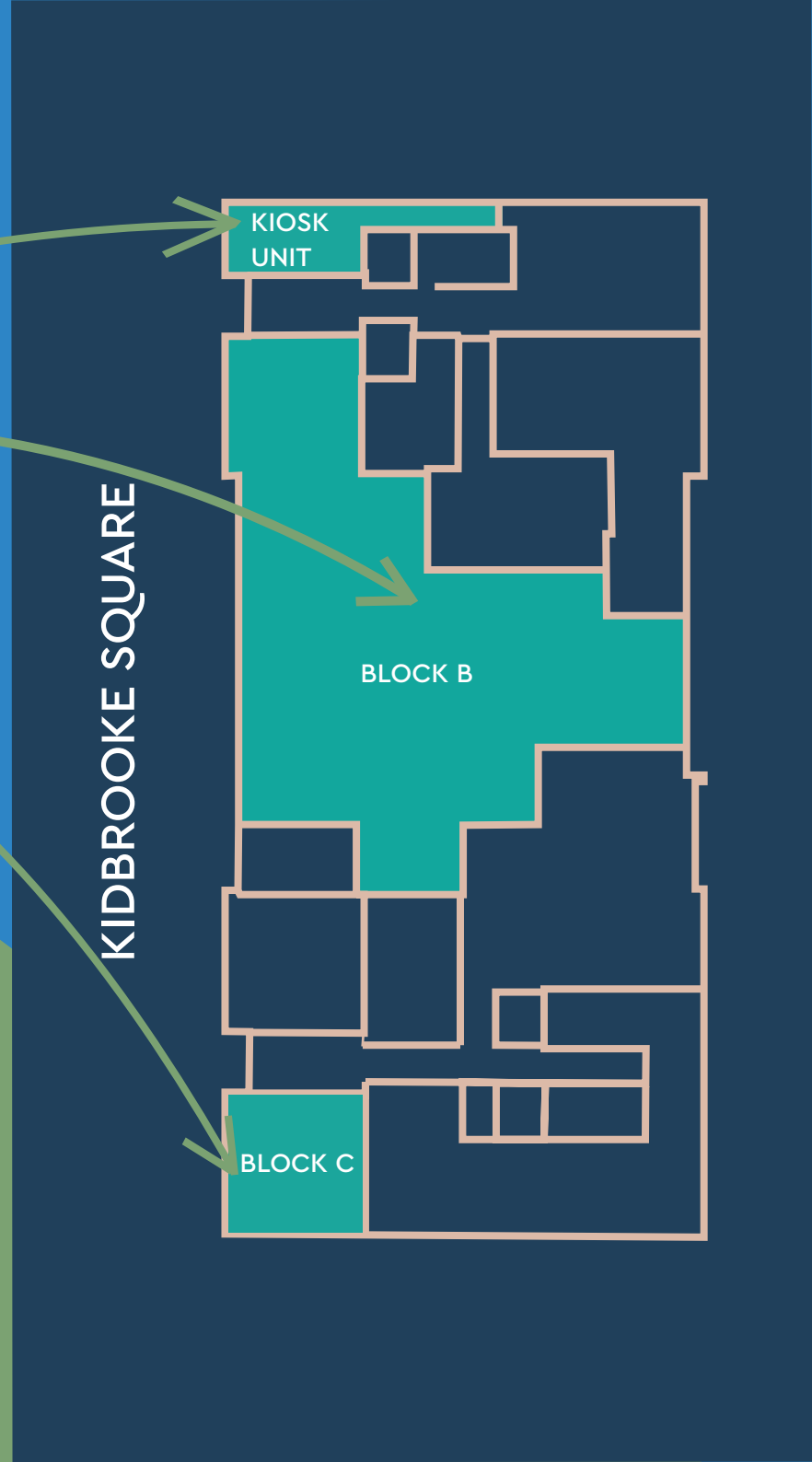
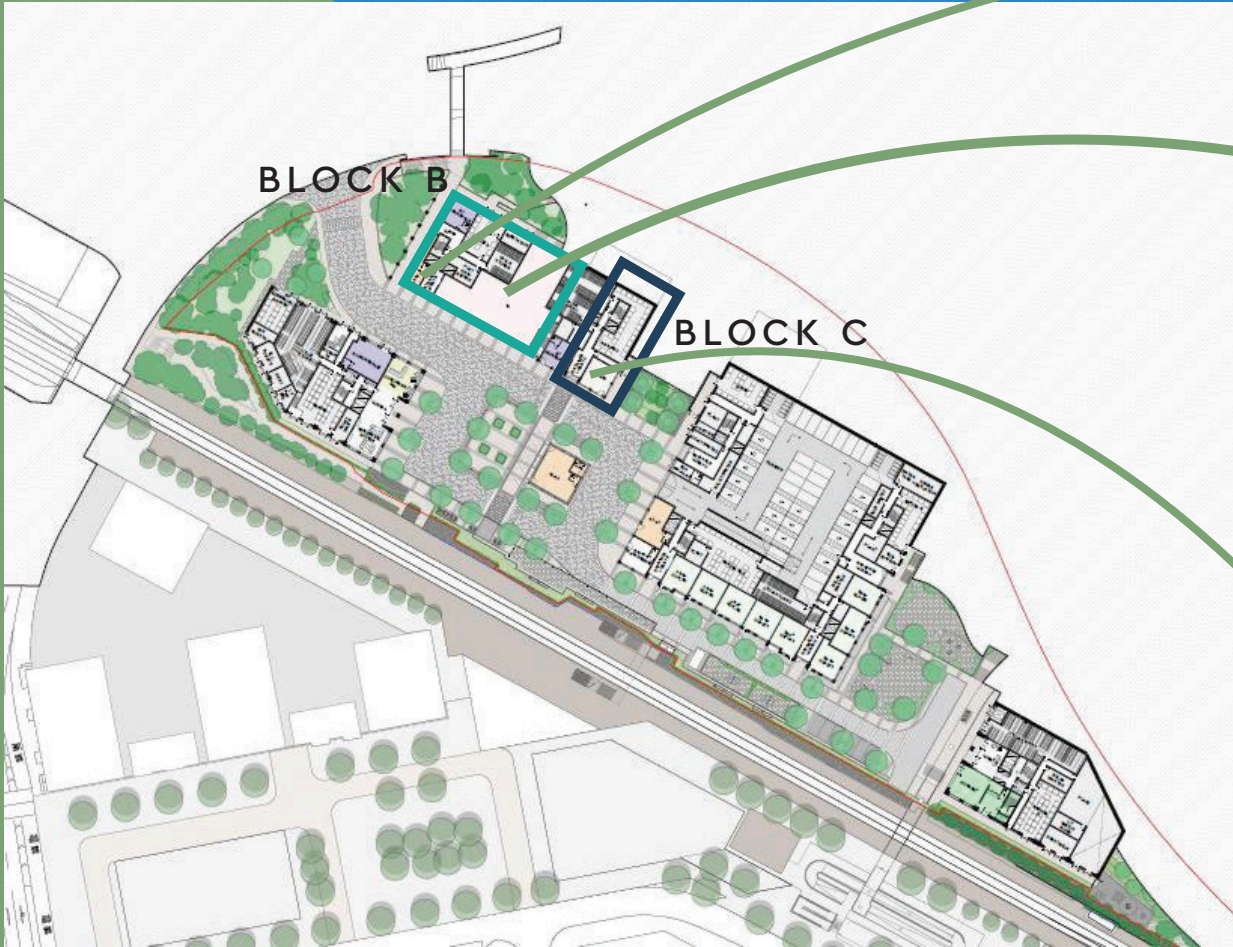
The landlord is to provide unmetered mains to each commercial unit.

Services include Electricity, water, fibre and heat net.

### HVAC

DX equipment/condensers can be located adjacent to lift overruns on roof of Blocks B and C





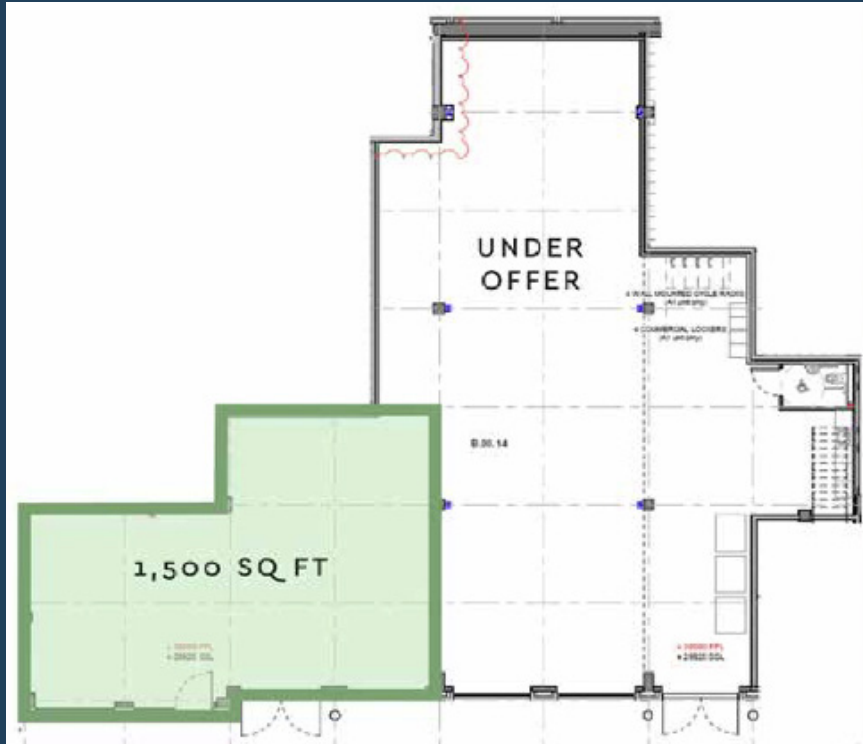
Sainsbury's



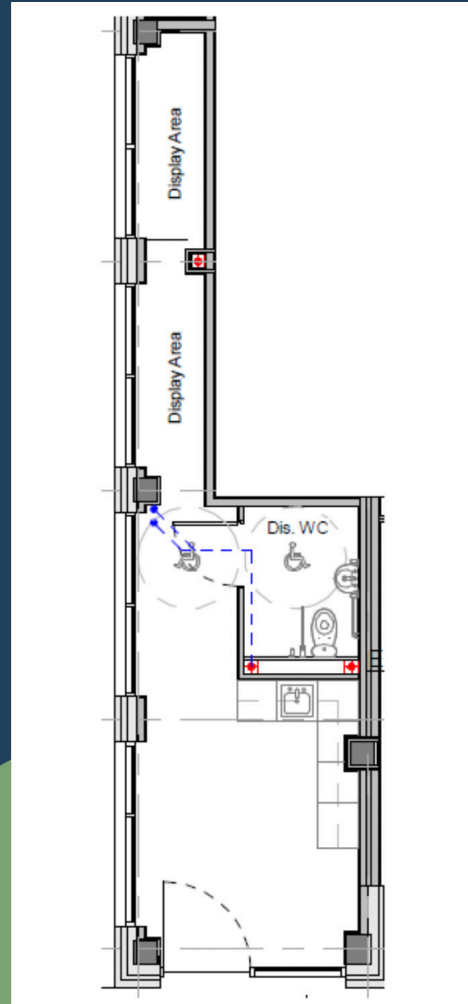
David Lloyd  
— CLUBS —



# FLOOR PLANS



**BLOCK B**  
APPROX. 1500 SQ FT

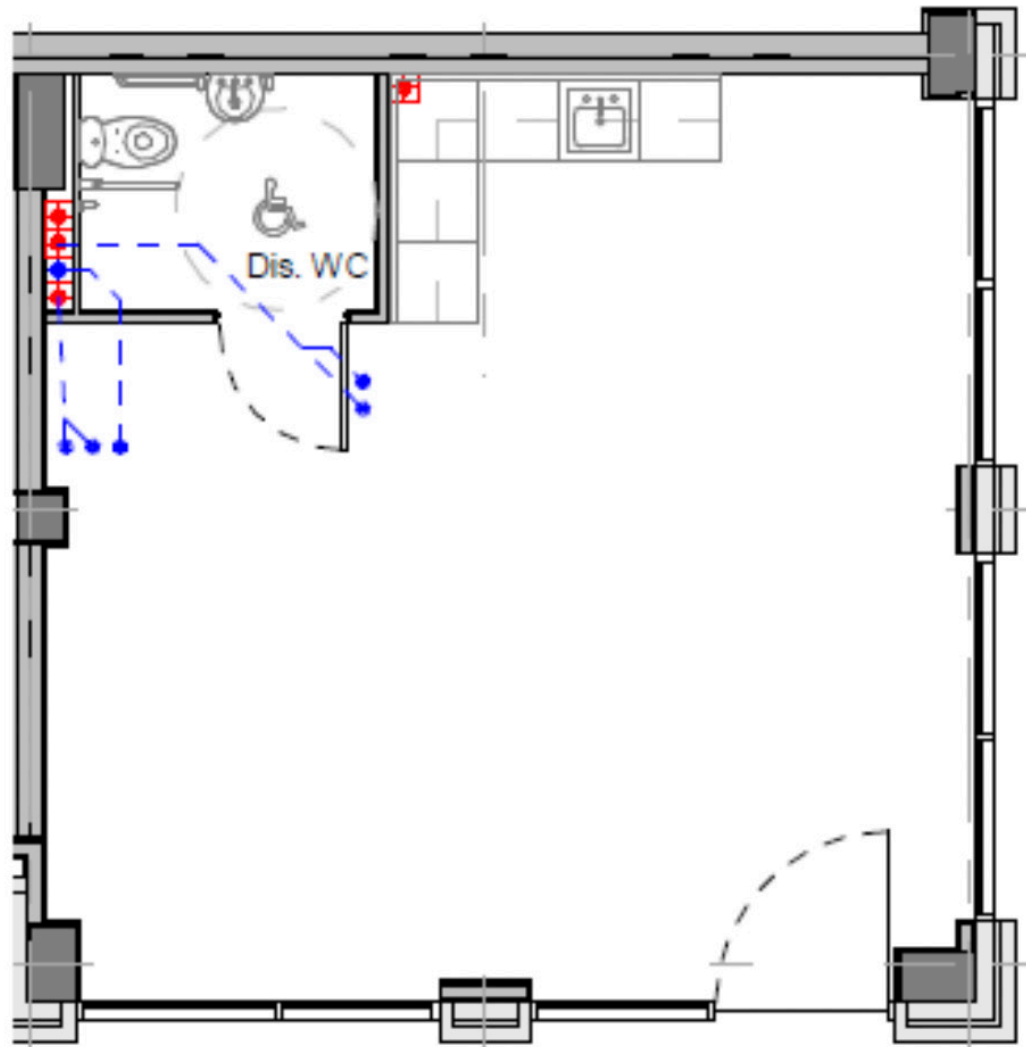


**KIOSK UNIT BLOCK B**  
APPROX. 267 SQ FT / 24.80 SQ M



# RETAIL UNIT BLOCK C

APPROX. 447 SQ FT / 41.52 SQ M



Full specification document is available upon request.



# LIKE WHAT YOU SEE?

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

### **CATHERINE JOHNSON**

M: 020 3370 4334

E: [catherine@cfcommercial.co.uk](mailto:catherine@cfcommercial.co.uk)

### **ALEX LOWRY**

M: 020 3370 4334

E: [alex@cfcommercial.co.uk](mailto:alex@cfcommercial.co.uk)

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Subject to Contract. November 2023.