

Offices/Workspace Opportunity to Lease OR Purchase  
next to Kidbrooke Railway Station

 KIDBROOKE  
SQUARE  
SE3

A PARTNERSHIP BETWEEN



# Workspace Opportunity and entrance



# THE AREA

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.



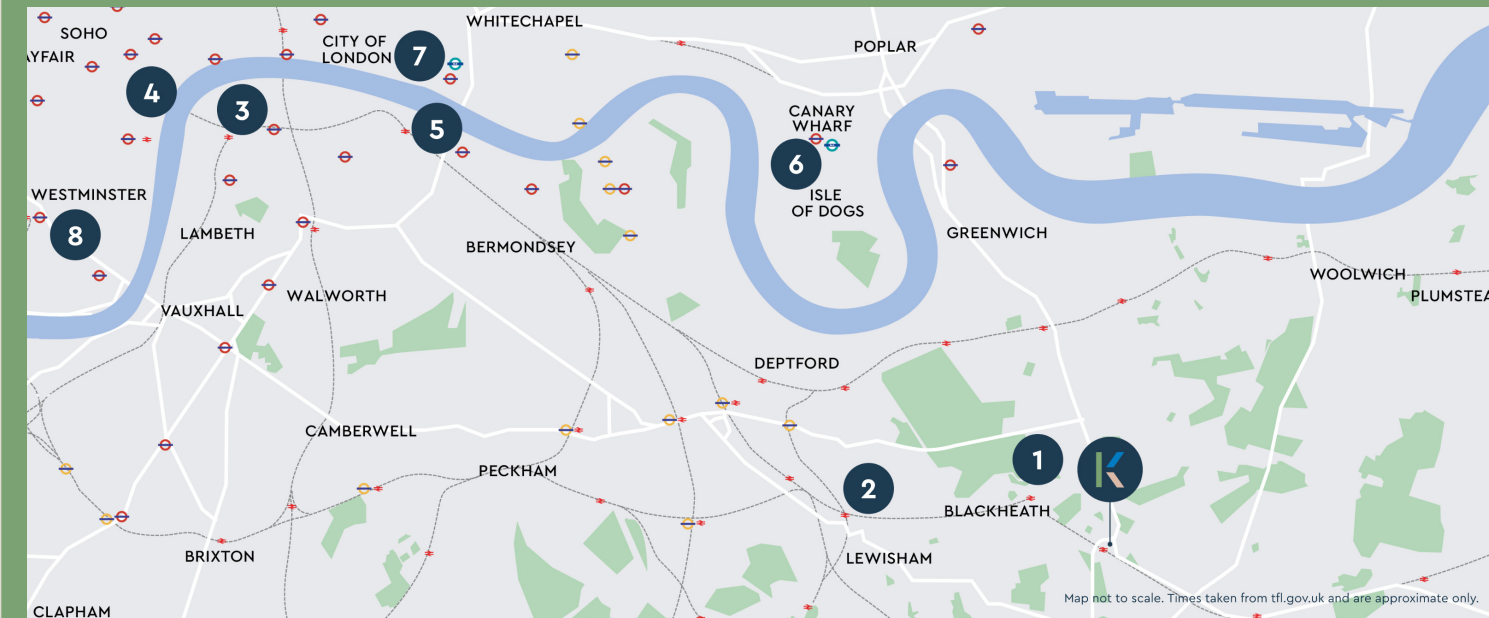
# CONNECTIVITY

## 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 —

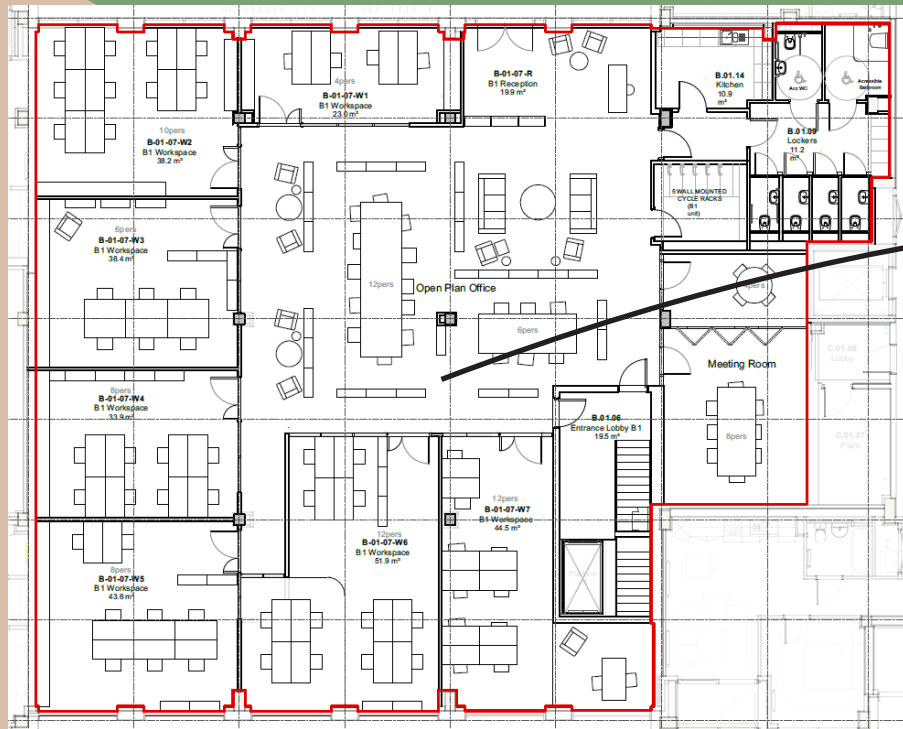
1	2	3	4
BLACKHEATH 4 MINUTES 335 BUS ROUTE	WOOLWICH 11 MINUTES 178 BUS ROUTE	LEWISHAM 13 MINUTES 178 BUS ROUTES	BEXLEYHEATH 16 MINUTES B16 BUS ROUTE



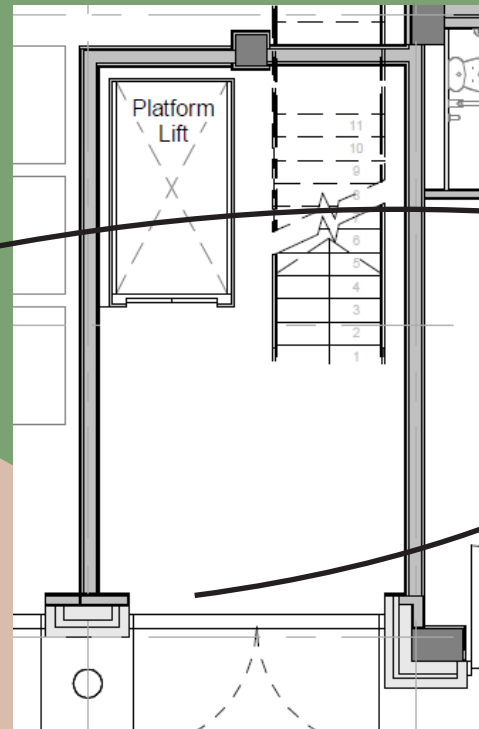
- 4935 SQ FT
- CYCLE STORAGE
- PLATFORM LIFT

# WORKSPACE OPPORTUNITY

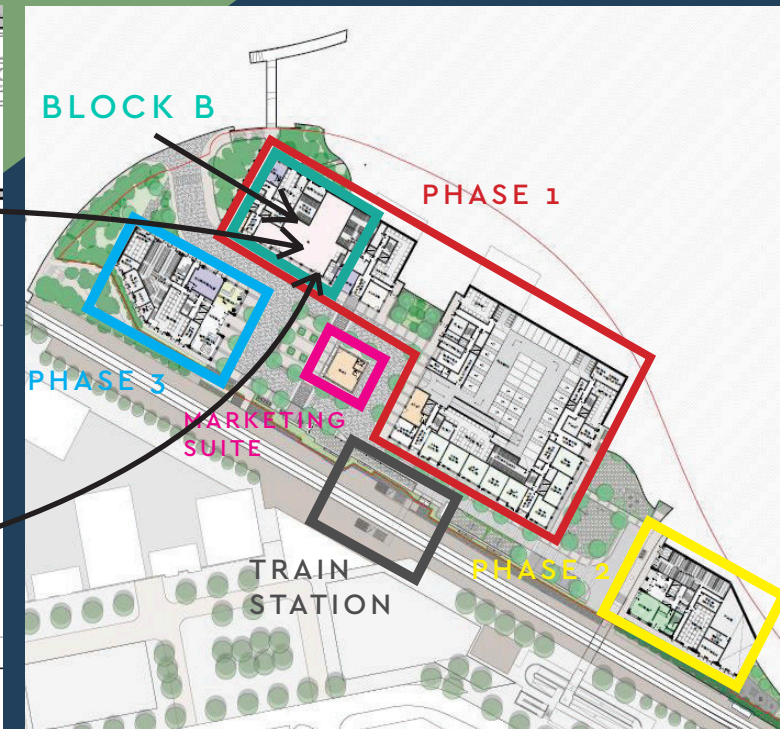
**BLOCK B FIRST FLOOR OFFICE**  
APPROX. 4,935 SQ FT / 458.47 SQ M



First Floor Offices illustrating indicative layout



Ground Floor Entrance



Block Plan

# WORKSPACE OPPORTUNITY

## BLOCK B FIRST FLOOR OFFICE

APPROX. 4,935 SQ FT / 458.47 SQ M

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:

### CEILINGS

#### 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 coved 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

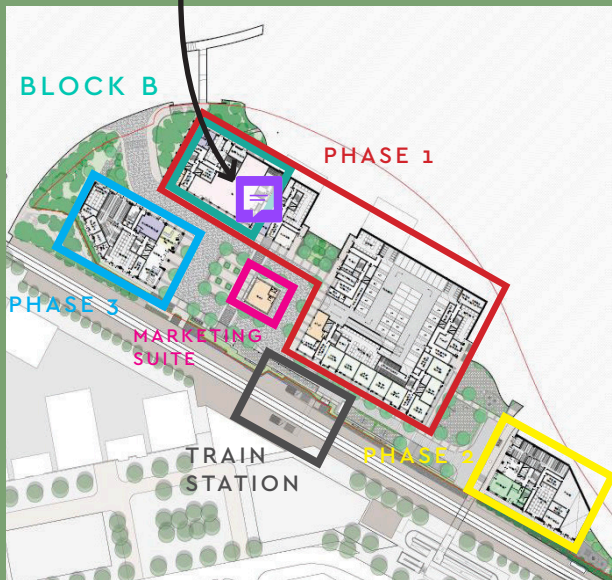
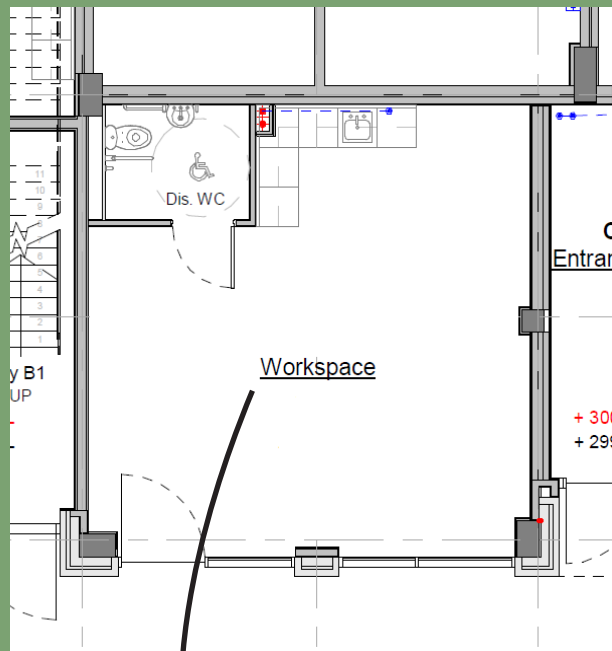
#### WCs, unisex cubicles

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.



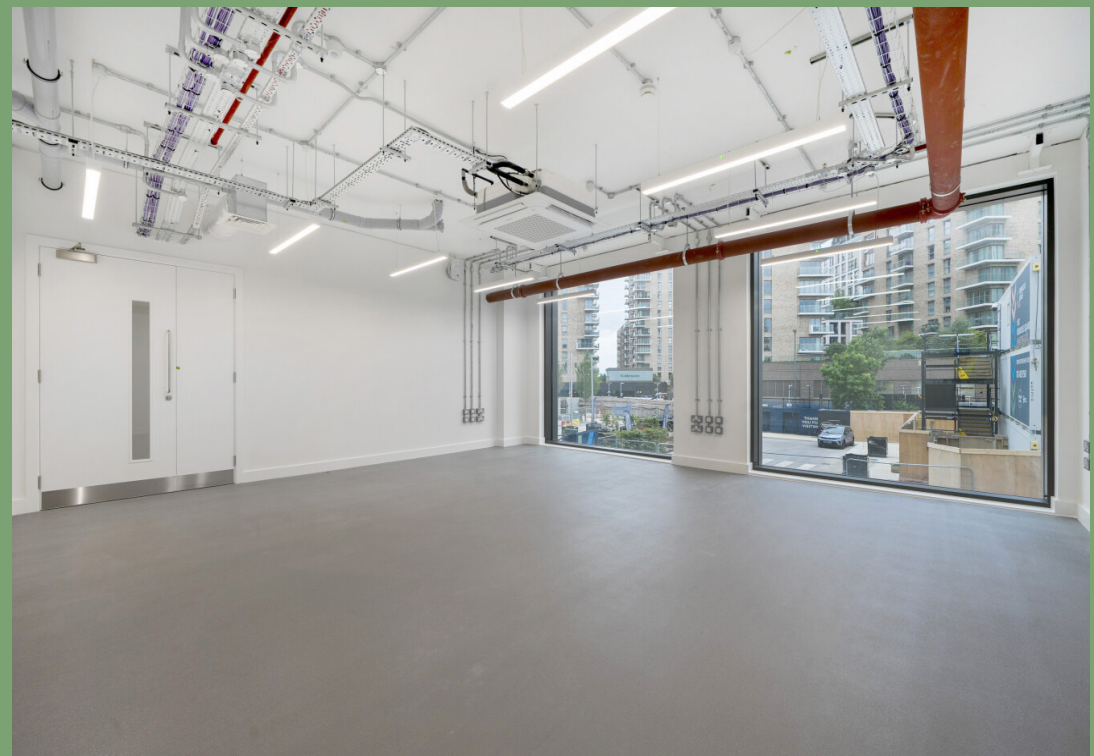




Photo of first floor office accommodation with retail below



# LIKE WHAT YOU SEE?

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

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Subject to Contract. November 2023.