

A RANGE OF EXCITING COMMERCIAL RETAIL,
RESTAURANT AND OFFICE SPACE TO LET. RANGING FROM:
1,378 SQ.FT. / 128 SQ.M. - 4,532 SQ.FT. / 421.03 SQ.M.
ADJACENT TO THE 15,000 SQ.FT. NEW SPORTS DIRECT SHOP



EASTSIDE QUARTER

B E X L E Y H E A T H

COMMERCIAL OPPORTUNITIES



DEVELOPMENT NAME

Eastside Quarter

DEVELOPMENT ADDRESS

Broadway
Bexleyheath
Kent

POSTCODE

DA6 7LB

SUMMARY

The development comprises of 518 apartments.

LOCATION

Bexleyheath is located within the London Borough of Bexley, approximately 15 miles south east of Central London and 5 miles north west of Dartford. It borders the Thames on the north, the boroughs of Greenwich to the west, Bromley to the south and the county of Kent to the east. Bexleyheath has benefited from the Town Centre Regeneration project. It is well located east of the Broadway shopping centre and benefits from being opposite Cineworld, Zizzi and a multi-story car park. Nearby occupiers include Sainsbury's, LIDL, Wilkos, JD Sports and Marks & Spencer.

The town offers excellent communication links, being in close proximity to the A2 trunk road (Black Prince Interchange), the M25 motorway and Bexleyheath mainline railway station. Over 70 buses pass through Bexleyheath from south east London and the wider Kent area. Both Bexleyheath and Barnehurst stations are only a short bus ride away from the town centre. The primary retail catchment area for Bexleyheath extends as far north as Thamesmead, Plumsted with Abbey Wood, Foots Cray to the south, Welling to the west and Crayford to the east.

AT EASTSIDE QUARTER YOU ARE EXCELLENTLY PLACED TO BE WITHIN EASY REACH OF THE WHOLE OF LONDON, HOME TO A WEALTH OF INDEPENDENT TRADERS.



NEARBY OCCUPIERS

The development is located within the heart of Bexleyheath Town Centre. The scheme will be anchored by a 15,000 sq ft Sports Direct and other notable occupiers nearby include a 9 screen Cineworld Cinema, Lidl, Zizzi, Sainsbury's, M&S, Boots, Argos, Metrobank, H&M, Costa Coffee, Burger King, McDonald's, JD Sports and TK Maxx.

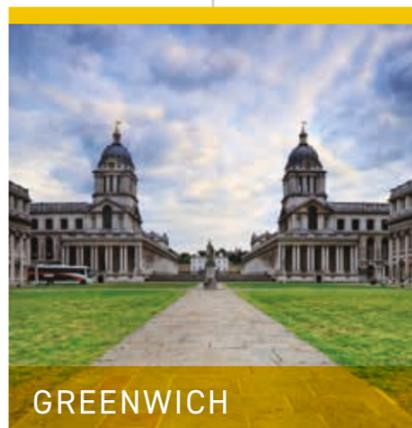
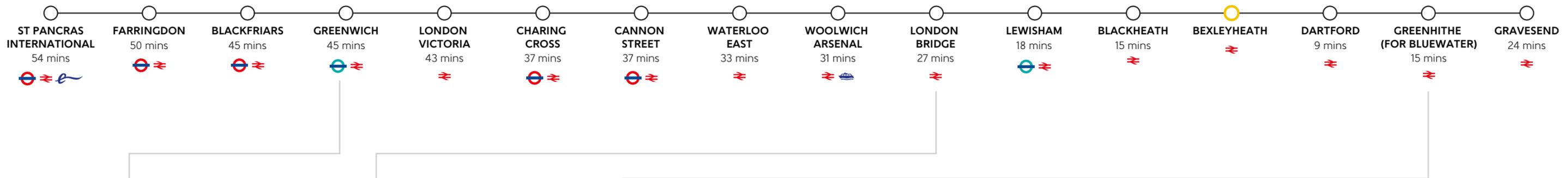
The units are directly opposite the main car park in the town, the Broadway Square Car Park, which has 1295 car parking spaces.

LOCAL AUTHORITY

London Borough of Bexley.



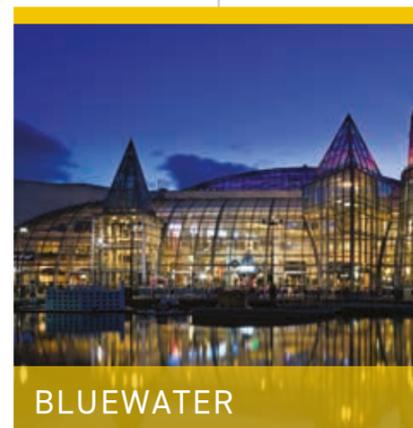
CONNECTED TO THE CITY AND BEYOND



From its charming boutiques and eclectic market, right through to its world-famous attractions, what's not to love about Greenwich?



Mouth-watering cuisine, award-winning attractions and Europe's tallest building - it's all at London Bridge and it's all amazing.



If you need a spot of retail therapy, there are few places better than Bluewater - one of the UK's most famous shopping centres.

BY ROAD OR BY RAIL, DARTFORD KEEPS THE CAPITAL AND THE COUNTRY WITHIN EASY REACH

	DISTANCE	BY CAR
A2	0.7 miles	2 minutes
M25	4.7 miles	7 minutes
DARTFORD CROSSING	5.0 miles	12 minutes
M20	8.7 miles	16 minutes
GREENWICH	8.8 miles	13 minutes
BLUEWATER	9.0 miles	15 minutes
THE O2	9.6 miles	14 minutes
CITY AIRPORT	13.4 miles	26 minutes
GATWICK AIRPORT	36.8 miles	44 minutes
STANSTED AIRPORT	43.1 miles	45 minutes

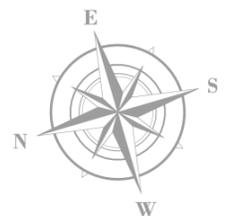
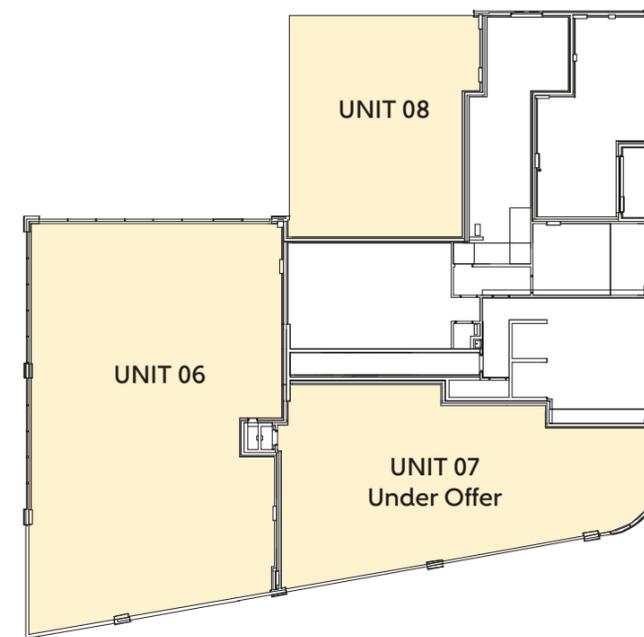
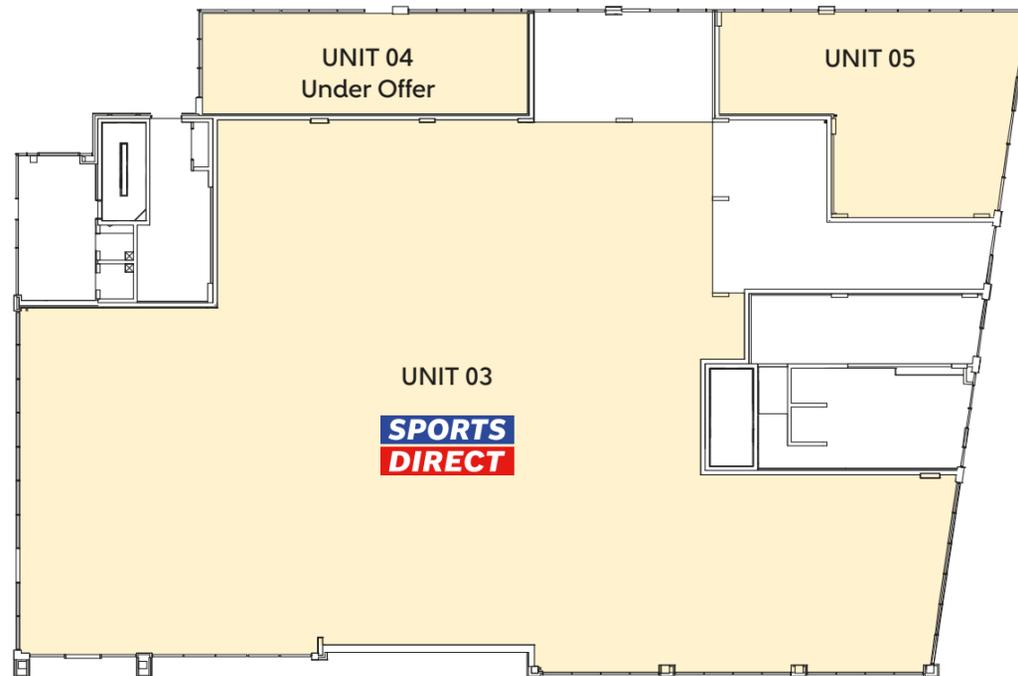
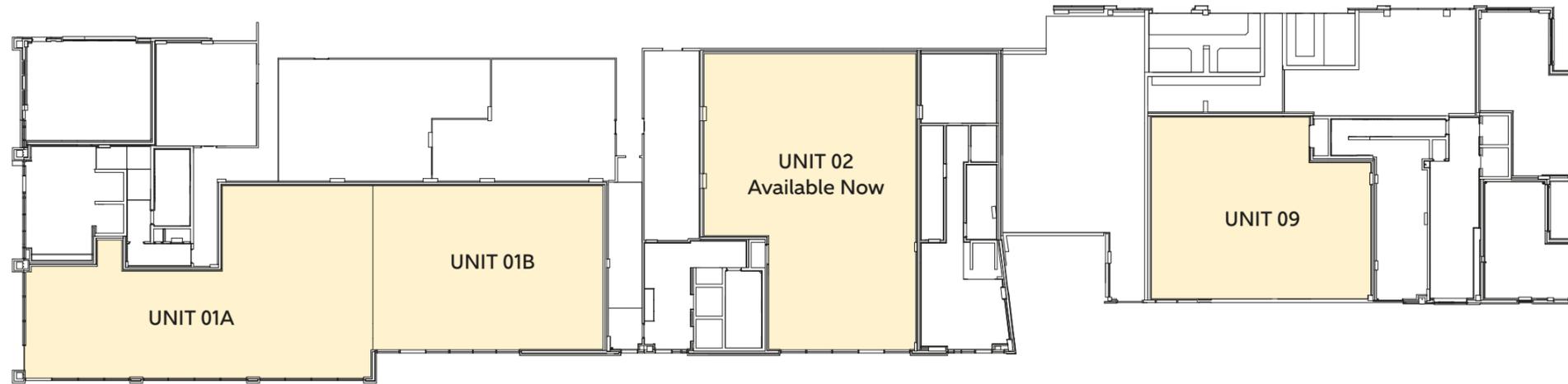
Travel distances and times are approximate only, taken from Google Maps. Travel times from the trainline.com taken from Bexleyheath train station.



COMMERCIAL UNITS

All under Class E - Shell and Core
15,000 sq ft Pre Let to Sports Direct

UNIT	AVAILABILITY	GIA (SQ.M.)	GIA (SQ.FT.)
1a/1b	Spring '24	421.03	4,532
2	Available Now	265.05	2,853
3	Let to Sports Direct	1,399.02	15,059
4	Under Offer	109.62	1,180
5	May '23	158.39	1,705
6	Sept '23	310.66	3,344
7	Under Offer	186.17	2,004
8	Sept '23	128.02	1,378
9	June '23	117.72	1,913



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Block names are for marketing purposes only.

COMMERCIAL UNITS

All under Class E - Shell and Core

UNIT 1A & 1B



Available Spring 2024
4,532 sq.ft. / 421.03 sq.m.

UNIT 2



Available Jan 2022
2,853 sq.ft. / 265.05 sq.m.

UNIT 3



Currently let to Sports Direct
15,059 sq.ft. / 1,399.02 sq.m.

UNIT 4



Under Offer
1,180 sq.ft. / 109.62 sq.m.

UNIT 5



Available May 2023
1,705 sq.ft. / 158.39 sq.m.

UNIT 6



Available Sept 2023
3,344 sq.ft. / 310.66 sq.m.

UNIT 7



Under Offer
2,004 sq.ft. / 186.17 sq.m.

UNIT 8



Available Sept 2023
1,378 sq.ft. / 128.02 sq.m.

UNIT 9



Available June 2023
1,913 sq.ft. / 177.72 sq.m.



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Block names are for marketing purposes only.

PLANNING

The units benefit from flexible planning consent for a full range of retail, restaurant, takeaway, office, leisure, medical and educational uses under the new use class order of Class E.

TERM

The premises are available by way of a new lease for a term to be agreed.

The leases will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

RENT

Upon application.

ESTATE CHARGE

Each of the units will contribute towards the service charge of the development. Further details on request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

The purchase price and rent will be subject to VAT at the prevailing rate.

BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries to the London Borough of Bexley.

EPC

Further details available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

PARKING

Parking maybe available by separate negotiation on terms to be agreed.

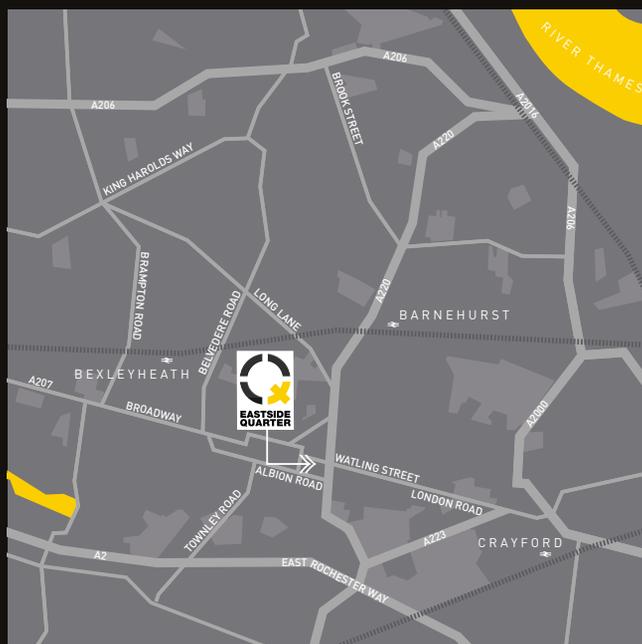
VIEWING

Strictly through joint Letting and Sales Agents, Glenny and Levy Real Estate.

HANDOVER SPECIFICATION

All units will be provided in Shell & Core condition, with the exception of Units 1A & 1B which are currently being used as the marketing suite.

All units have capped off services.



Map not to scale.



LIV ENGLAND

liv.England@levyrealestate.co.uk
T: +44 20 7747 0154

HENRY NEWLAND

henry.newland@levyrealestate.co.uk
T: +44 20 7747 0151



ANDY HUGHES

a.hughes@glenny.co.uk
T: +44 20 3141 3622