

CLASS E OPPORTUNITY WITHIN THE 'CHAPTER LEWISHAM' STUDENT ACCOMMODATION DEVELOPMENT

46 Thurston Road

Lewisham SE13 7SD



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The unit is situated within 'Chapter Lewisham', a 611-bed student accommodation building on Thurston Road in Lewisham town centre. The building is located just a five-minute walk from the train station, benefiting from direct access to London Bridge in under 10 minutes.

Neighbouring occupiers include **The Gym Group**, **Screwfix**, **Sports Direct**, **ASDA** and **Anytime Fitness**.

The surrounding area is undergoing significant regeneration including:

- Lewisham Gateway: 649 new homes and 120,000 sq ft of commercial space
- Lewisham Shopping Centre Redevelopment (planned): 1700 new homes, live music venue, and commercial space
- Lewisham Retail Park Redevelopment (planned): providing 1300 new homes and 20,000 sq ft of commercial space



Viewing & further information

Strictly by prior arrangement only with:

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Accommodation

Ground Floor: 3,271 sq ft 303.88 sq m

Total: 3,271 sq ft 303.88 sq m

Rent

Available upon application.

Tenure

A new lease will be available for a term to be agreed subject to upwards only rent reviews direct from the landlord. The lease is to be outside of the provisions of the 1954 Landlord & Tenant Act Part (II).

Rates

Interested parties are advised to make enquiries with the Local Rating Authority to confirm their rateable value.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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