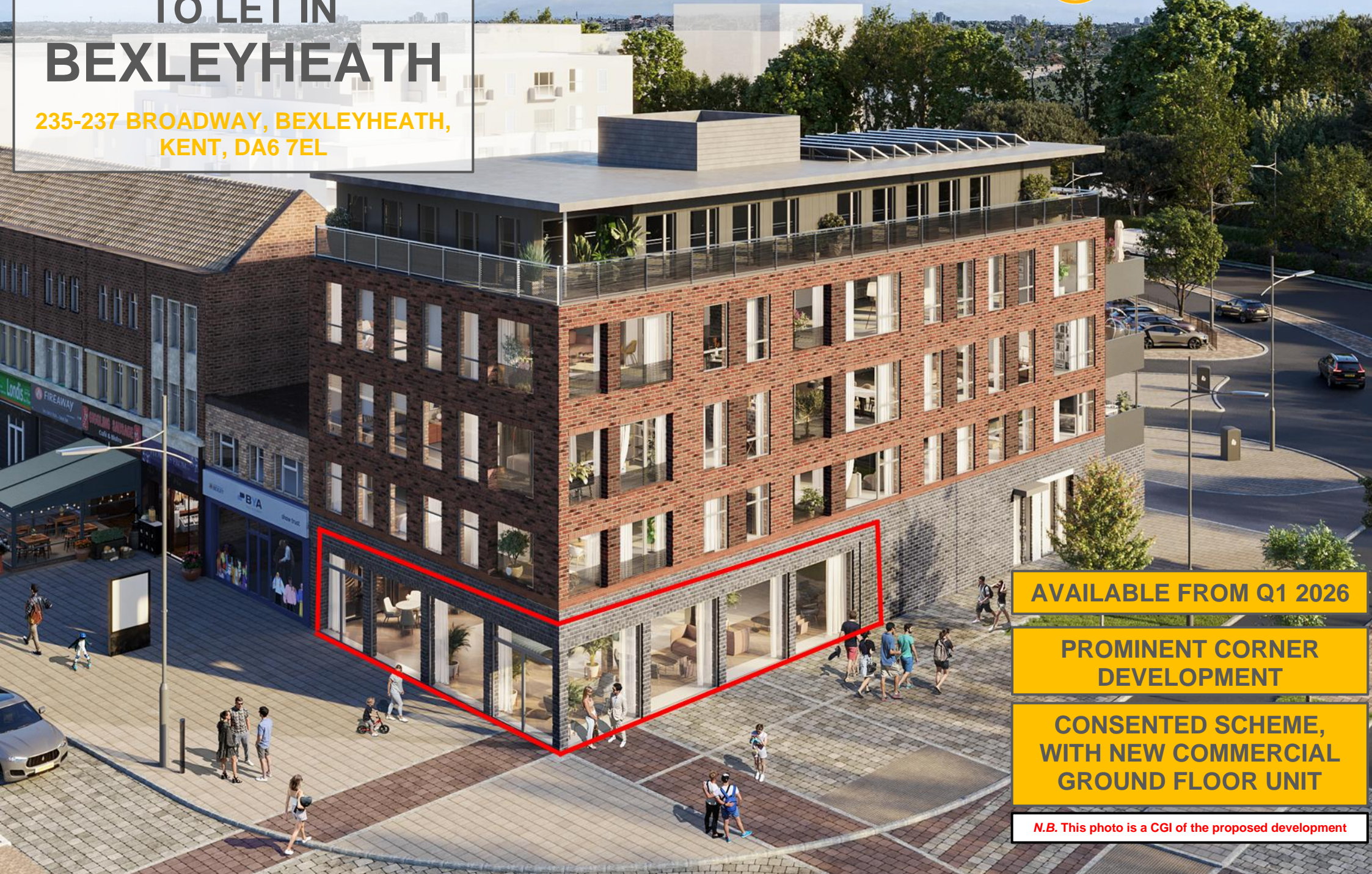


CLASS E UNIT TO LET IN BEXLEYHEATH

235-237 BROADWAY, BEXLEYHEATH,
KENT, DA6 7EL



AVAILABLE FROM Q1 2026

**PROMINENT CORNER
DEVELOPMENT**

**CONSENTED SCHEME,
WITH NEW COMMERCIAL
GROUND FLOOR UNIT**

N.B. This photo is a CGI of the proposed development



Location:

The subject property provides an exciting opportunity to occupy a prominent corner position on the busy Broadway in Bexleyheath.

The premises are situated in close proximity to Oaklands Car Park, which benefits from 125 spaces for shoppers, and Bowling Centre Car Park, which provides 193 car parking spaces. The area also served by several bus routes, linking Bexleyheath with Lewisham, Erith, Eltham, North Greenwich, Bromley, Thamesmead, Blackheath, Orpington, Abbey Wood and Woolwich.

Nearby multiple occupiers include Fireaway Pizza, Wimpy, KFC, Pizza Express, Kaspas, Asda, Cakebox and Ladbrokes amongst many established independent operators.

Description:

The development is expected to be completed in Q1 2026, providing a shell and core Ground Floor commercial unit, along with between 9-15 new residential units in the uppers, accessible from the return on Albion Road.

The Planning application reference can be found [here](#) (Application Reference - 22/02438/FUL), which is subject to potential revisions. The plans attached are the current proposed development plans.

Accommodation:

The unit is arranged over a Ground Floor only and has the following approximate gross internal areas:

Ground Floor: 4,014 sq. ft. (372.90 m²)

Use:

The subject premises benefits from Class E planning consent.

Rent:

Upon Application.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

An agreement for lease is to be signed ahead of the completion of the full consented development.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Kyle McGuire

kyle@jenkinslaw.co.uk / 0207 440 1840

Sam Westmacott

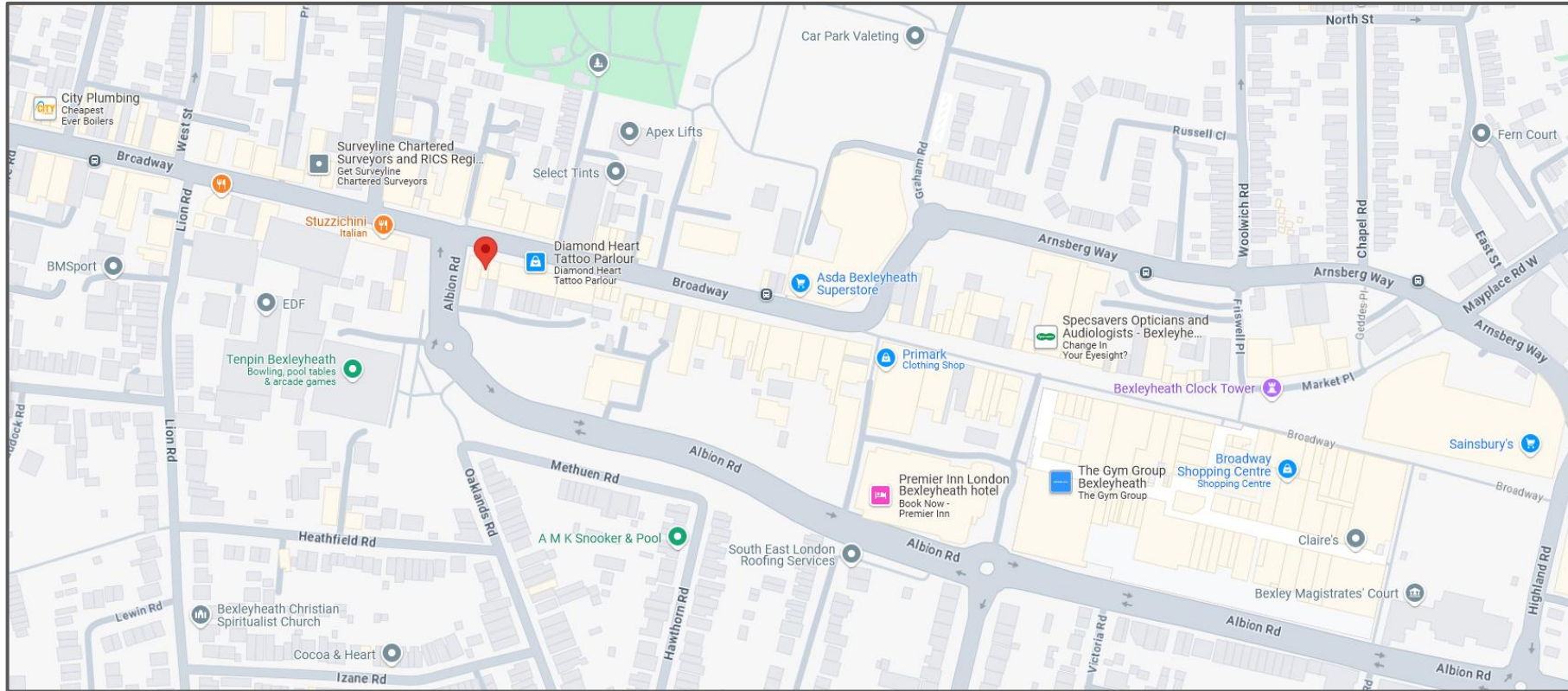
sam@jenkinslaw.co.uk / 0207 440 1840

Or our joint agent, **Strettons:**

Nowsher Alam (nowsher.alam@strettons.co.uk / 0208 520 9911)



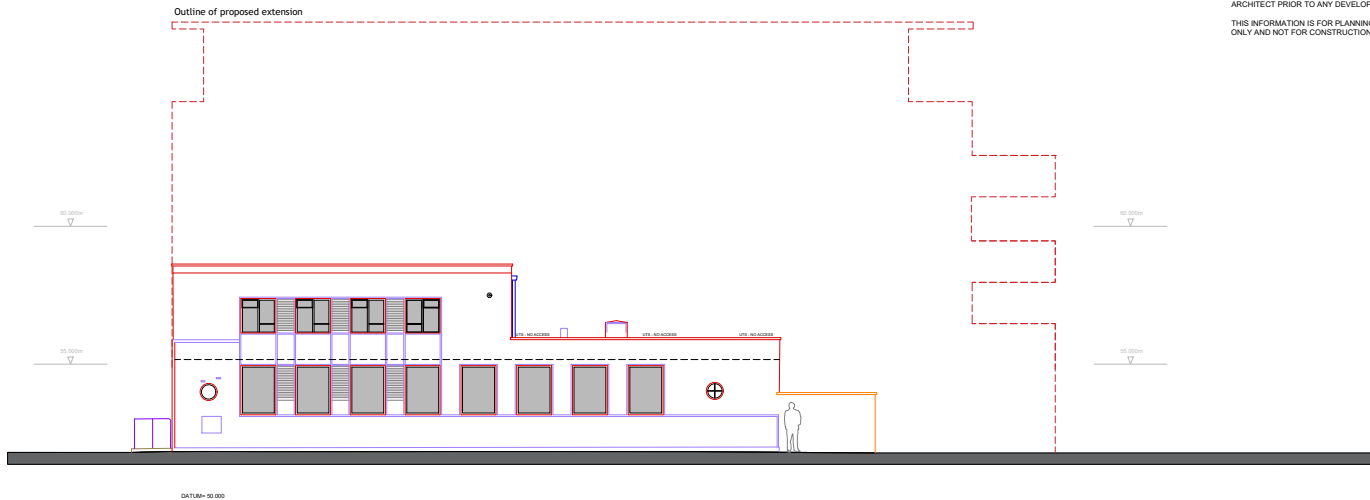
Location Map:



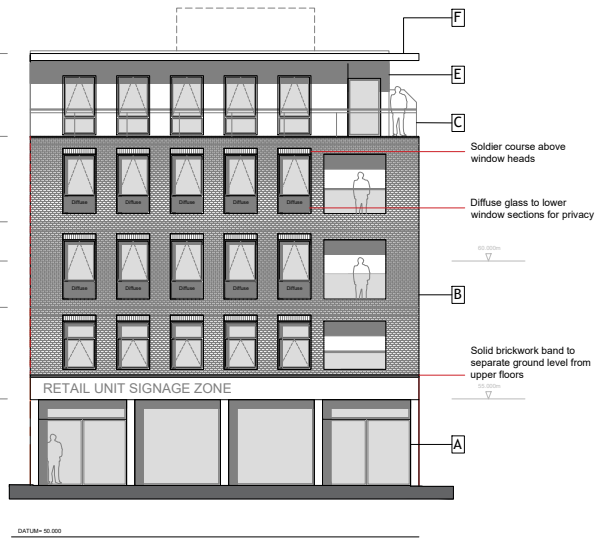
NOTES:
 NO DIMENSIONS TO BE SCALED FROM THE DRAWING
 TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION & STRUCTURAL ENGINEER'S INFORMATION
 ANY DISCREPANCY BETWEEN THIS DRAWING AND OTHER RELEVANT DOCUMENTATION SHOULD BE REFERRED TO THE ARCHITECT FOR DIRECTION
 KEY SETTING OUT DIMENSIONS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO ANY DEVELOPMENT ON SITE
 THIS INFORMATION IS FOR PLANNING OR TENDER PURPOSES ONLY AND NOT FOR CONSTRUCTION



Existing Front elevation - North
 Scale 1:100 @ A1



Existing Side elevation - West
 Scale 1:100 @ A1



Proposed Front elevation - North
 Scale 1:100 @ A1



Proposed Side elevation - West
 Scale 1:100 @ A1

REV C: Brickwork detailing added
 REV B: Additional storey added
 NEW: Client review only

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 www.mab-architects.com

PROJECT:
 235-237 The Broadway, Bexleyheath

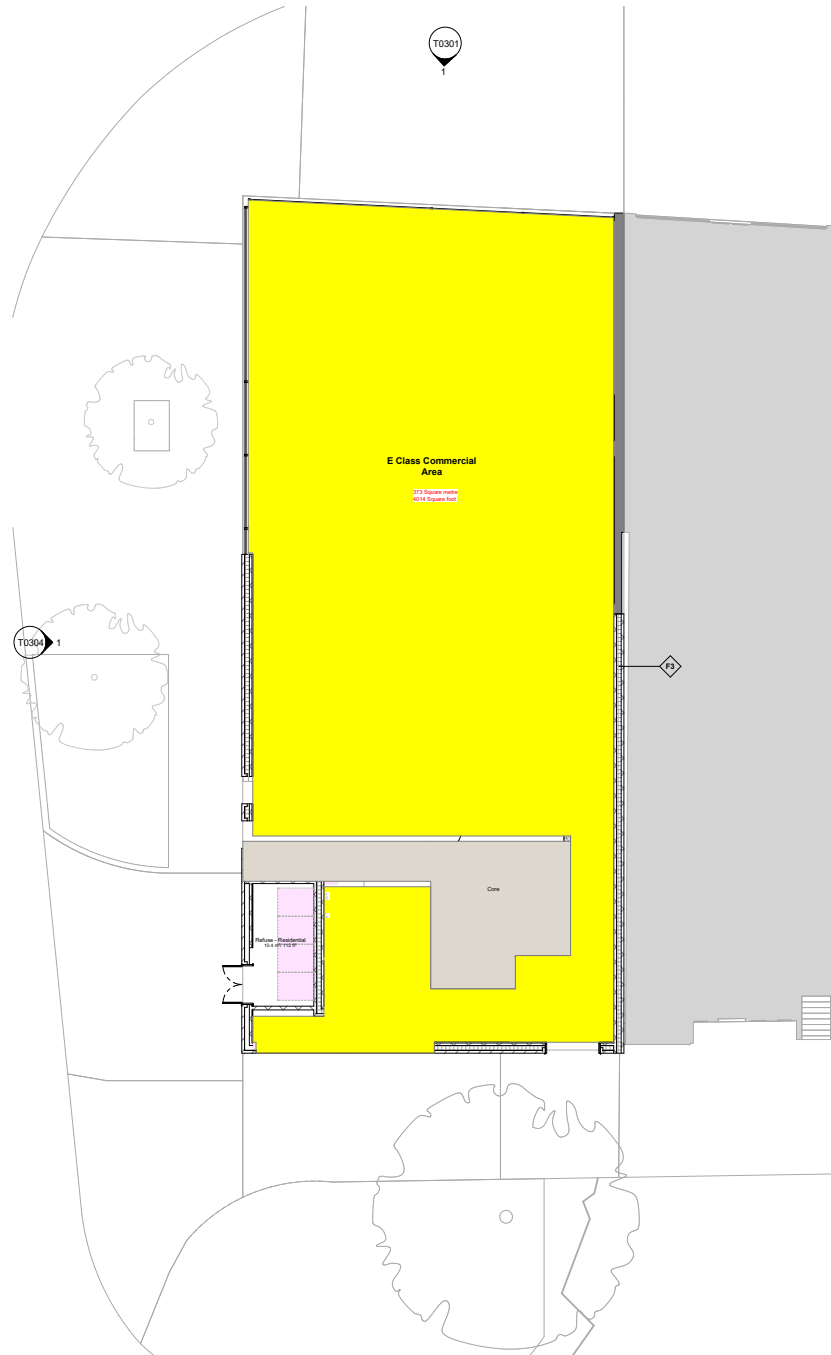
DRAWING TITLE:
 Existing & Proposed Elevations

DRAWING NUMBER & SCALE:
 E-100

REVISION:
 Rev C

Broadway

Albion Road



PLANNING NOTES

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION.

The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.

Dimensions and setting out - Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.

Planning - the client/ the contractor will ensure that the project is completed in accordance with the approved Planning drawings, and take responsibility for the discharge of any planning conditions.

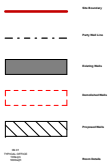
Party Walls & Rights to Light - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Freeholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences.

Archaeological & Ecological - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Areas - the areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction.

REFERENCE KEY



Rev	Date	Description	Author	Checker
0	11.10.2024	First Issue	RC	TC
A	24.11.2024	Draft Issue to SE	RC	TC
B	13.11.2024	Client Team Issue	RC	TC
C	29.11.2024			

DRAFT
INFORMATION

Project Number: H598
Project Name: 235-237 Broadway

Drawing Name: Proposed Ground Floor Plan

Scale: as shown
1:100 / 1:200

Drawing Number: H598 - HUT - ZZ - 00 - DR - A - T0010
Revision: - C

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T0010 - C - Proposed Ground Floor Plan

