

**ABBAY WOOD STATION, SE2
FIRST CROSSRAIL STATION TO
OPEN – OCTOBER 2017**

Location

The new Abbey Wood station will serve the up and coming suburb of Abbey Wood in South East London. It is currently served by the Southeastern line however the new Crossrail station is due to open in October 2017. The station has been fully integrated with the Harrow Manor Way flyover and will sit over the railway where the two new Elizabeth line tracks will terminate and the existing Southeastern line will continue through. The station will be served by the Elizabeth line from the end of 2018 and will provide a direct service to Central London and onto Heathrow, Maidenhead and Reading (Dec 2019).

Description

The new station will provide 4 new retail units. Units 2, 3 and 4 are available now and **must be open for trade by 22nd October** when the station officially opens. Units 2 and 3 are externally facing on the south side of the station. Unit 4 is the only unit within the station concourse and has great prominence from the road. All units are in shell condition with capped off services.

Lease

The units are available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break for any purpose.

EPC

An EPC has been requested from the landlord and will be provided in due course.

Service Charge

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

Accommodation

Unit 2	24.6 sq m	265 sq ft
Unit 3	27.0 sq m	291 sq ft
Store	23.0 sq m	250 sq ft
Unit 4	90.0 sq m	969 sq ft

Rent

Rents are exclusive of VAT and will be exclusive of rates and service charges. The landlord is seeking rents as follows:

Unit 2	£6,750 pax
Unit 3	£9,000 pax
Unit 4	£40,000 pax or an agreed percentage of turnover net of VAT, whichever is higher

Rates

The units have not yet been assessed for rates. Interested parties are advised to verify rates with the VOA or local authority.

Legal Costs

Each party is to be responsible for their own legal costs.

Offers and Deadlines

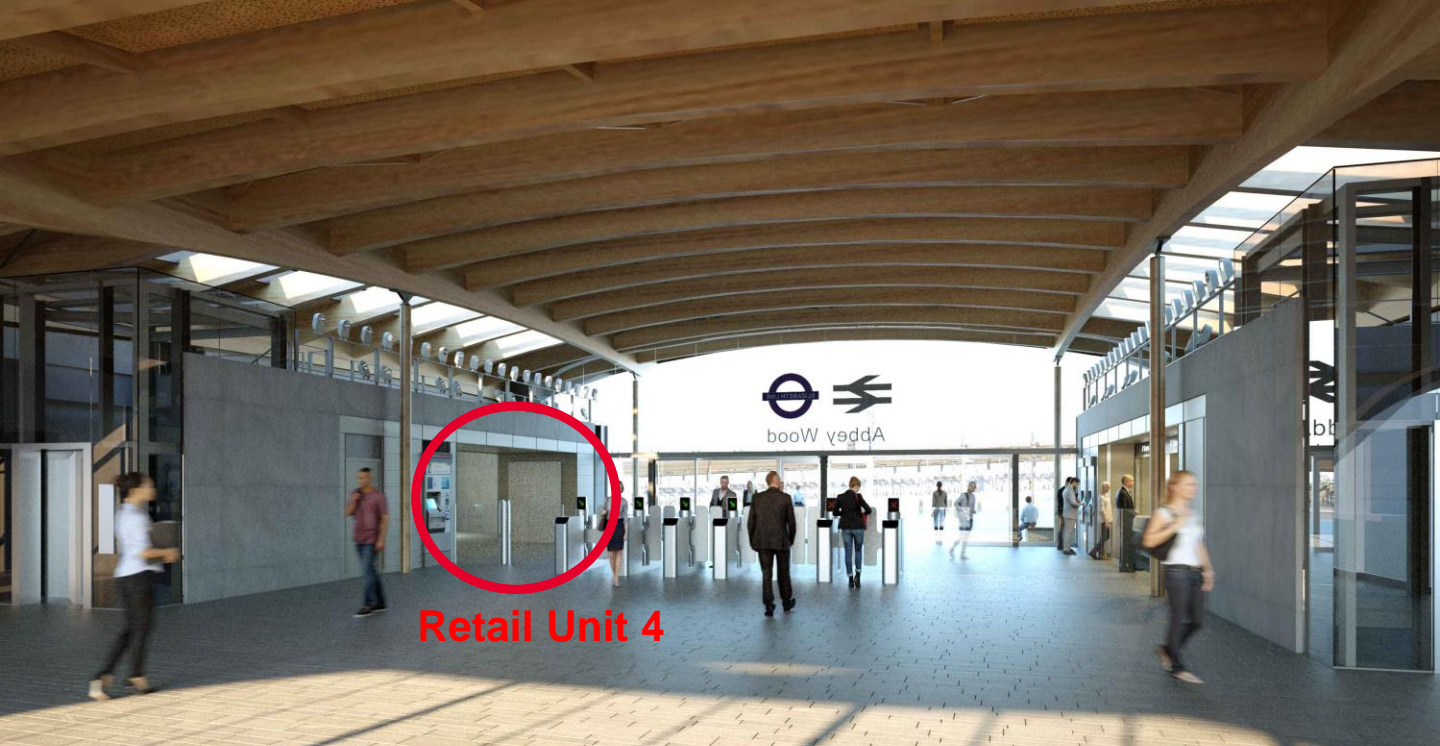
Interested parties will be expected to provide a formal business case with financials and visuals. **Strict timetable: Deadline for offers Friday 21st July 2017, HOTs agreed by end of July, lease completion end of August, open for trade 22nd October 2017.**

For more information, please contact:

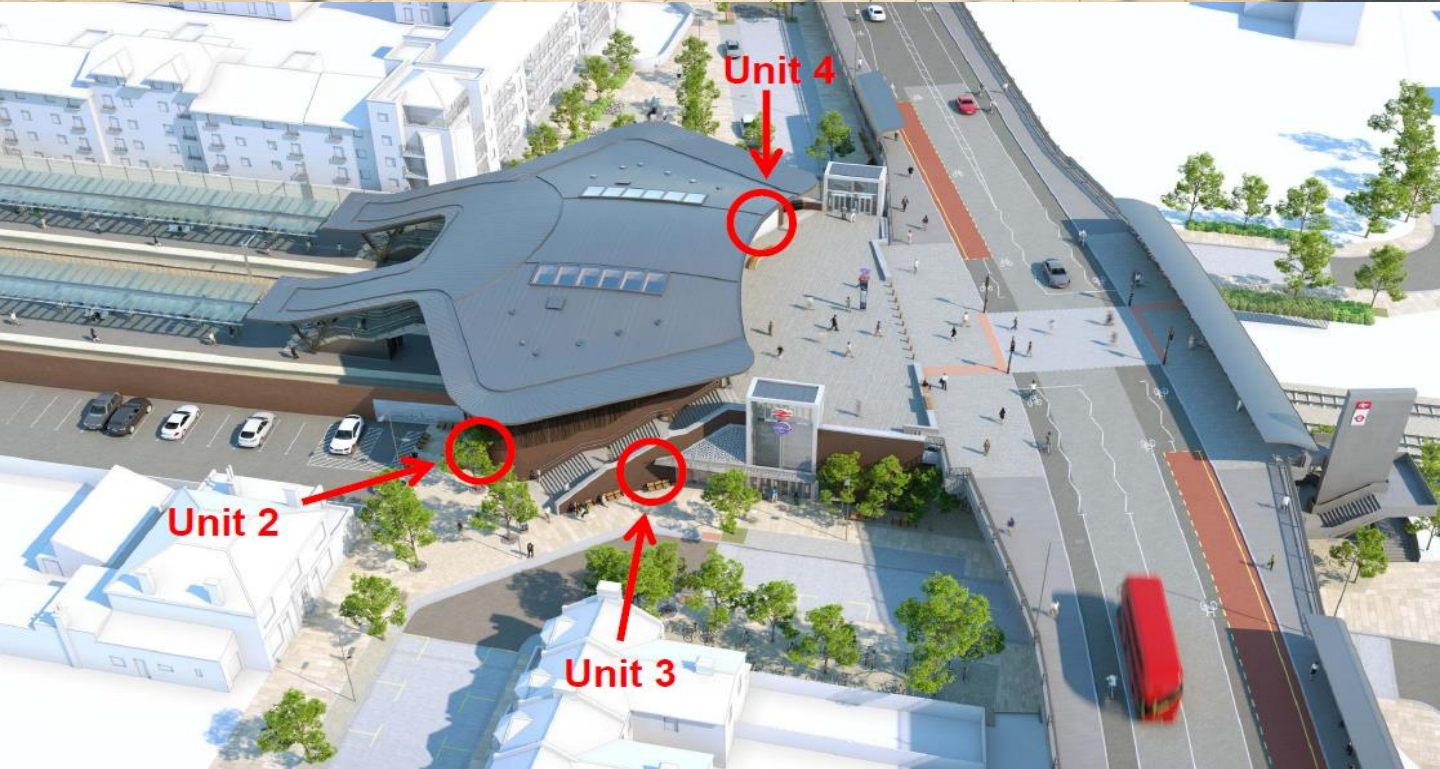
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Retail Unit 4



Unit 2

Unit 3

Unit 4

MISREPRESENTATION ACT 1967 & THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Regulated by the Royal Institution of Chartered Surveyors.