



TO BE LET

**LAKESIDE CENTRE, BAZALGETTE WAY, WEST THAMESMEAD,
LONDON, SE2 9AN**

FORMER DAY NURSERY, WITH CLASS E USE, LOCATED IN PRIME SOUTHEAST LONDON
LOCATION

020 8099 3119
sales@bernardgordon.co.uk



**Bernard
Gordon &
Company**

OVERVIEW

Former day nursery located in Thamesmead, a prime South East London location

We are advised the total GIA is approx 2,650 sq. ft

Private outdoor garden providing external play for children

Parking available to the front of the property providing space for 6-8 vehicles

Good transport links are available nearby, with Abbey Wood Station providing Elizabeth Line services to Central London

Ideal for continued use as a day nursery

A range of local amenities are available nearby, including cafés and convenience retail, with additional shops and services accessible within Thamesmead

To Be Let - offers for a new FR&I lease invited in the region of £49,500 per annum exclusive

Subject to contract



CONTACT THE TEAM ON:

☎ 020 8099 3119

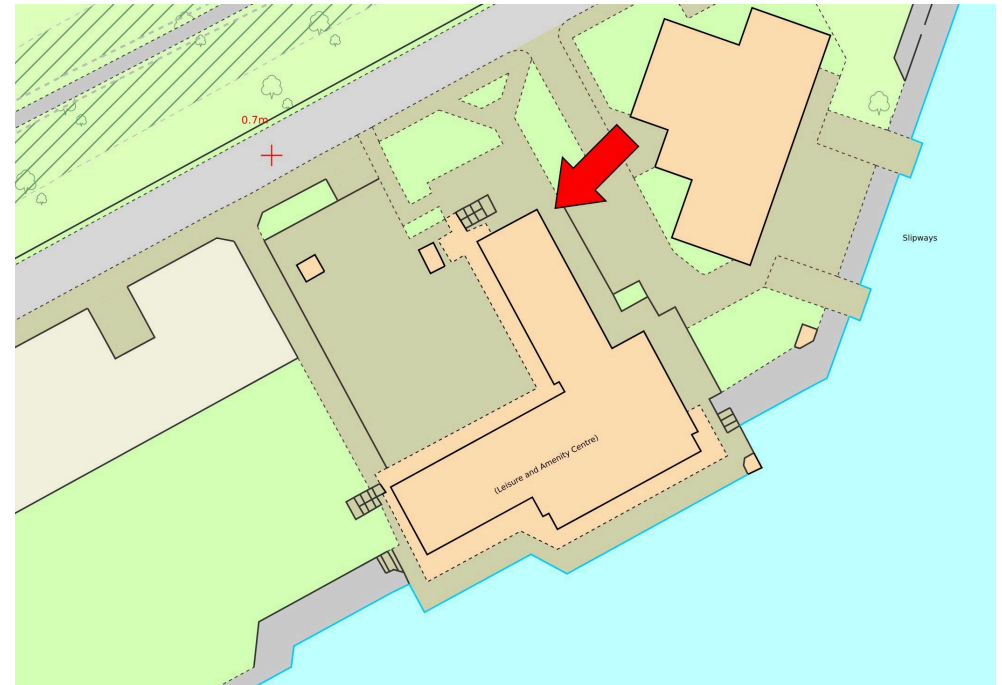
✉ sales@bernardgordon.co.uk

LOCATION

The property is located on Bazalgette Way, Thamesmead in South East London. The property is well-positioned within an area that has undergone ongoing regeneration in recent years, with a range of residential-led development and new-build schemes contributing to the wider transformation of the locality.

Situated within Thamesmead, the property benefits from proximity to Southmere Lake and the River Thames within an established mixed-use environment. The surrounding area offers a range of local amenities, including cafés and convenience retail, with a café located immediately adjacent to the premises. Thamesmead continues to attract investment and redevelopment, enhancing its appeal as an emerging residential and commercial location in South East London.

The property benefits from good transport connectivity, with road links to Woolwich, Abbey Wood, and Central London. Elizabeth Line and National Rail services are available from Abbey Wood Station, providing direct connections to Canary Wharf, the City, and beyond. Regular local bus services also operate throughout the area, linking nearby districts and amenities.



THE PROPERTY

The property comprises a self-contained building presented in good condition, having most recently been in use as a nursery and now vacant following closure last year. The accommodation is arranged over a single level and provides a largely open plan and flexible layout, ideally suited for continued nursery use.

Internally, the property benefits from a mix of open plan space and ancillary rooms, allowing for adaptable configuration to support nursery operations, including play areas, staff facilities, and supporting accommodation. The property benefits from its own private entrance together with a private garden area, providing valuable external play space. In addition, there is provision for approximately 6–8 car parking spaces, offering convenient on-site parking.

We are advised the property has a gross internal floor area of approximately 2,650 sq ft.

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🕒 PLANNING

We are advised the building has a Use Class E. **Applicants are recommended to seek their own advice in relation to planning.**

🕒 EPC

In hand.

🕒 VAT

We are advised this property is not elected for VAT.

🕒 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕒 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕒 RENT

Offers for a new FR&l lease invited in the region of £49,500 per annum exclusive, subject to contract.

🕒 COSTS

Each party to be responsible for their own legal and professional costs.

🕒 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

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INSPECTIONS

STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

🕒 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

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