



# 2 EVELYN STREET

DEPTFORD | SE8 5DQ

## SIX UNITS REMAINING

FROM 3,530 – 44,665 SQ FT

DAILY AVERAGE OF  
**17,634**  
VEHICLE  
MOVEMENTS

ON EVELYN STREET  
IN 2022

ACCORDING TO THE DEPARTMENT  
OF TRANSPORT'S WEBSITE

Prominent urban warehouses with ancillary offices  
Suitable for Warehouse/Logistics/Studio/Production



# SPECIFICATION

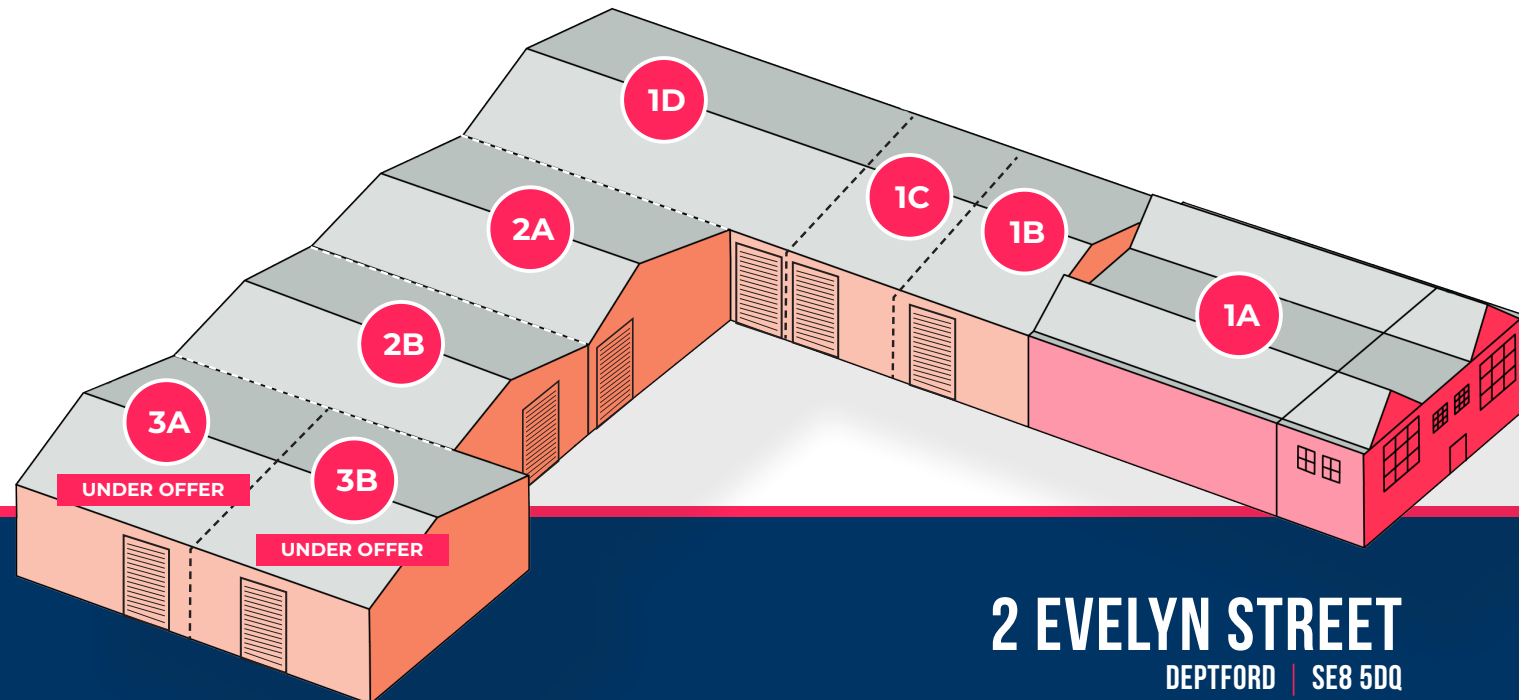
-  Modern warehouse
-  Secure gated site, offering 24 hour access
-  7 level access loading doors with approval for 4 more
-  Minimum eaves height of 6.8m rising to 7.9m
-  Private parking area and external yard
-  Wide range of unit sizes and ancillary combinations
-  Fitted office accommodation with lift provisions



# ACCOMMODATION

UNIT	SQ FT*	SQ M*
1A	11,993	1,114.2
1B	3,350	311.2
1C	4,520	420.0
1D	7,470	694.0
2A	4,946	459.5
2B	4,512	419.2
3A	<b>UNDER OFFER</b>	3,940
3B	<b>UNDER OFFER</b>	3,530
<b>TOTAL</b>	<b>44,665</b>	<b>4,149.5</b>

GIA as basis of measurements






\* areas approximate and to be verified following subdivision works

**2 EVELYN STREET**  
DEPTFORD | SE8 5DQ







## NEARBY AMENITIES All within 1.5 miles:

### RETAIL AND LEISURE

-  Surrey Quays Shopping Centre
-  Lidl and Tesco Extra with a petrol station and pharmacy
-  Canada Water's hub of cafes, restaurants and bars

### ACTIVITIES

-  Virgin Active, London Fit Club and The Commando Temple gym
-  Wavelength Leisure Centre with swimming pool
-  Southwark Park (65 acres) and Athletics Centre with boating lake
-  Deptford Park

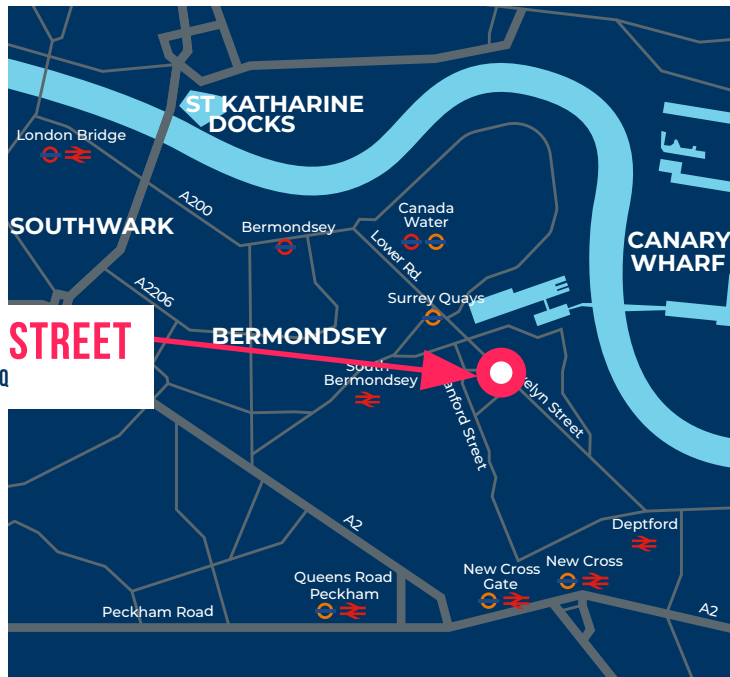


**2 EVELYN STREET**

**WOLSELEY**








**2 EVELYN STREET**  
DEPTFORD | SE8 5DQ



## CONVENIENT CONNECTIONS

MILES

Surrey Quays (overground)		0.6
Canada Water (underground/overground)		0.8
London Bridge Station (underground/overground)		2.6
Central London		5.2
Deptford		1.1
The City		5.0
A2		1.2
A205		4.5
M25 (J3)		14.5



# 2 EVELYN STREET

DEPTFORD | SE8 5DQ

## EPC

Available on request.

## TERMS

New lease(s) by arrangement.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to The London Borough of Lewisham (0208 3146000).

## VIEWINGS

For more information or to arrange a viewing, contact is strictly to be made through the joint agents listed below:



**Lambert  
Smith  
Hampton**

### JOE SKINNER

DD 020 7198 2293  
M 0773 997 3929  
E JSkinner@lsh.co.uk  
lsh.co.uk

### RICHARD FLOOD

DD 020 7198 2000  
M 0775 467 4580  
E RFlood@lsh.co.uk  
lsh.co.uk



### EDWARD THOMASON

DD 020 3151 1011  
M 07818 065 276  
E ed.thomason@tlre.co.uk  
tlre.co.uk

### PAUL LONDRA

DD 020 3151 1011  
M 07779 269 290  
E paul.londra@tlre.co.uk  
tlre.co.uk

**AVISON  
YOUNG**

### SAFFRON HARDING

DD 020 7911 2212  
M 07786 419 663  
E saffron.harding@avisonyoung.com  
avisonyoung.com

### CHRIS PROCTOR

DD 020 3151 1011  
M 07798 690 234  
E chris.proctor@avisonyoung.com  
avisonyoung.com