



2 EVELYN STREET

LONDON | SE8 5DQ

SUITABLE FOR A VARIETY OF USES INCLUDING

LOGISTICS AND TRADE

UNITS FROM 3,530 – 44,665 SQ FT

Flexible warehouse space on a secure site with office and ancillary accommodation available in various size combinations

LOCATION

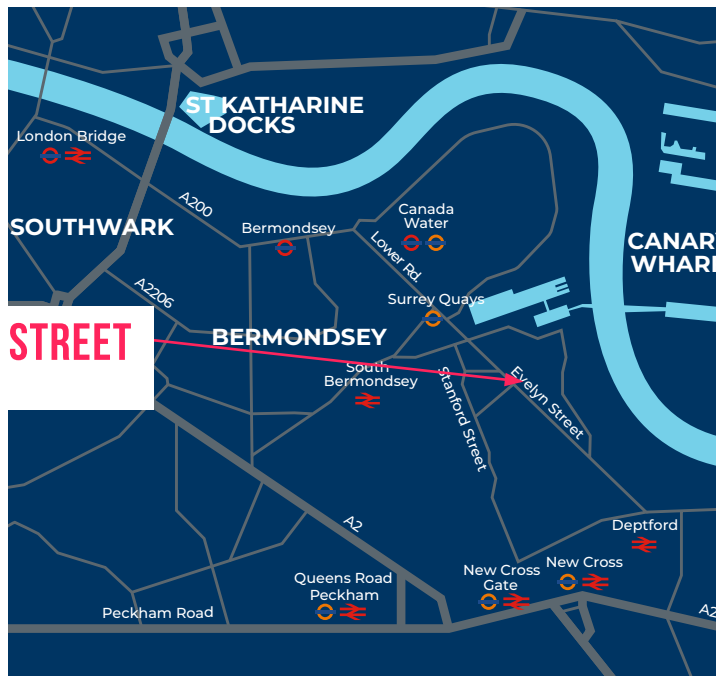
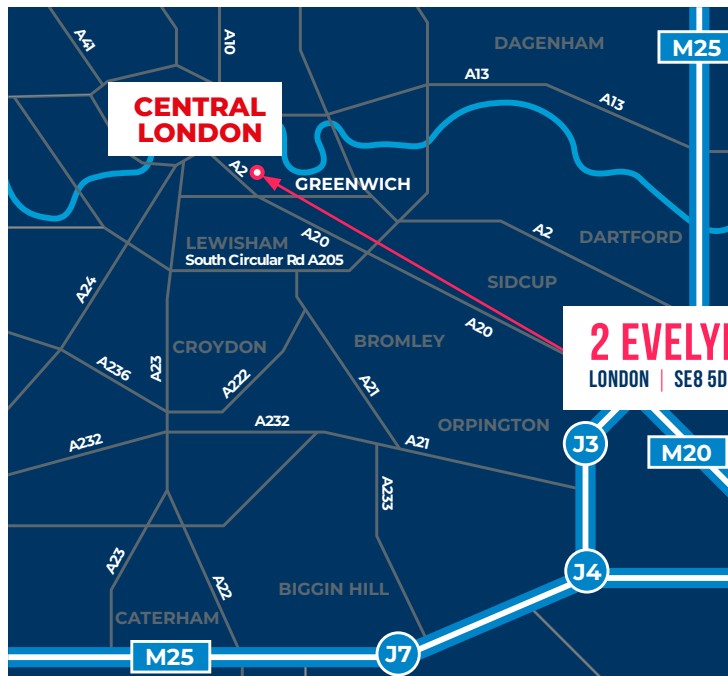
The property is strategically located in south east London to serve both central London and The City. Evelyn Street (A200) is a main thoroughfare of South East London linking indirectly to the other main arterial roads in the area and the established industrial areas of Bermondsey and Old Kent Road.

The property is within close proximity to the A202 (1.5 miles) linking with Vauxhall and Camberwell eastwards. The A2 is approx. 1.4 miles away and links to Elephant and Castle and Lewisham extending further out into SE London.

Surrey Quays Station (Overground) is approximately 0.5 miles to the north whilst Canada Water is 1.2 miles away (Jubilee and Overground). Numerous bus routes serve the area.





Excellent Roadside Opportunity with 15,000 vehicle movements daily on Evelyn Street. (Department for Transport data)

Nearby occupiers include McDonalds, DHL, Wolseley and Screwfix.









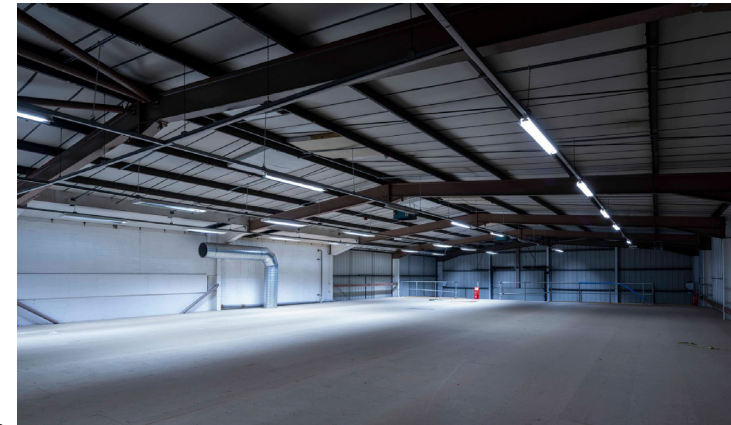
CONVENIENT CONNECTIONS

MILES

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

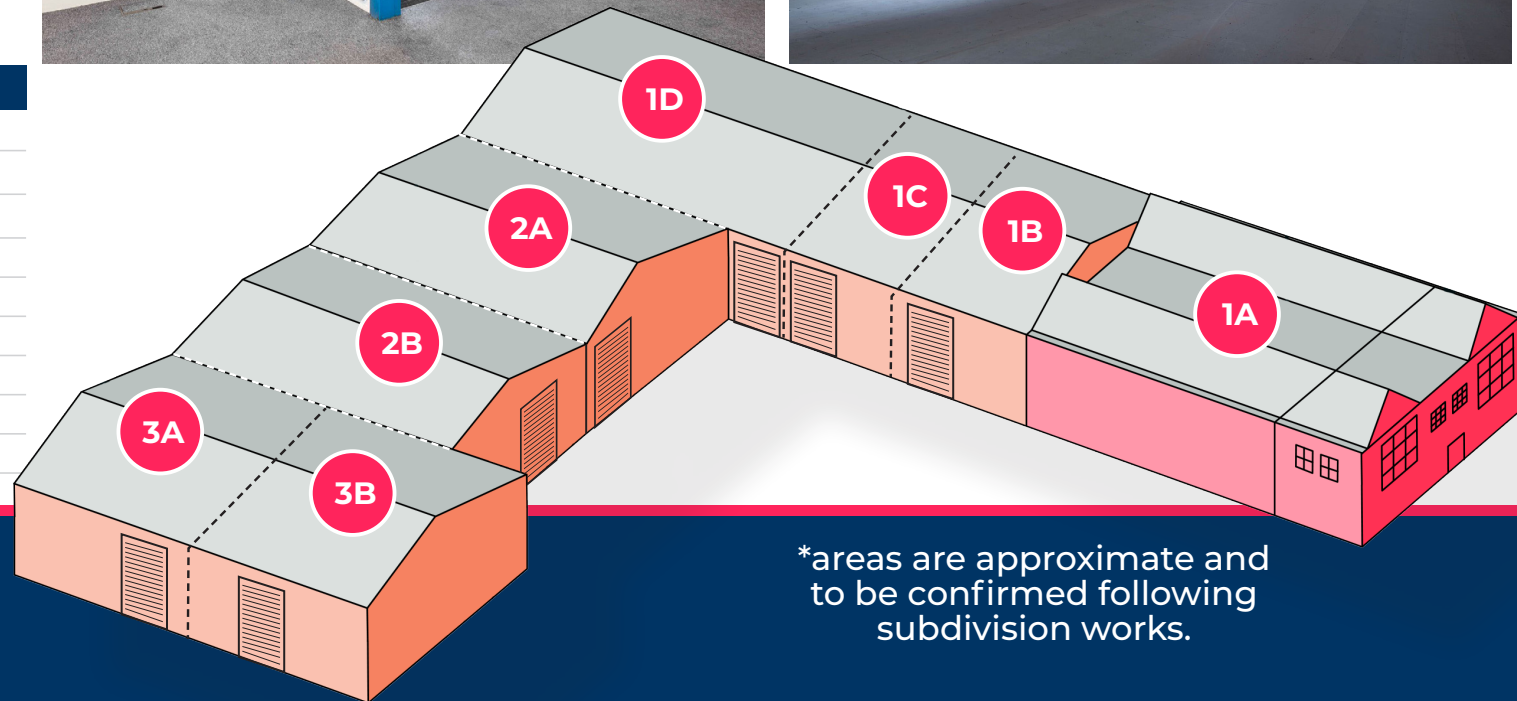
SPECIFICATION

-  Modern Warehouse Unit
-  Potential for a variety of uses (subject to planning)
-  7 existing level access loading doors, with consent to add an additional 4 further doors
-  Minimum eaves height of 6.8m rising to 7.9m
-  Secure fenced and gated site
-  Dedicated external yard and parking area
-  Potential to offer a wide variety of unit sizes
-  Fitted office accommodation in part with lift provision



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	3,940	366.0
3B	3,530	327.9
TOTAL	44,665	4,149.5



*areas are approximate and to be confirmed following subdivision works.

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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).

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VIEWINGS

For viewing and further information strictly through the joint agents.

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