

2 EVELYN STREET

LONDON | SE8 5DQ

SUITABLE FOR A VARIETY OF USES INCLUDING

LOGISTICS AND TRADE

UNITS FROM $3,530 - 44,665 \, \text{SQ FT}$

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.

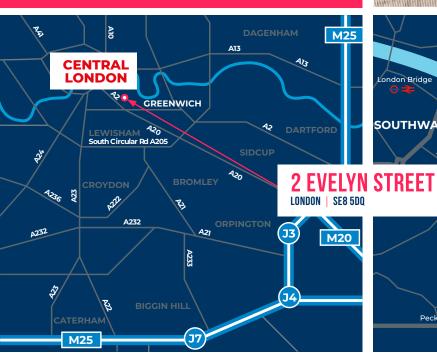
The property is within close proximity to the A202 (1.5 miles) linking with Vauxhall and Camberwell eastwards. The A2 is approx. 1.4 miles away and links to Elephant and Castle and Lewisham extending further out into SE London.

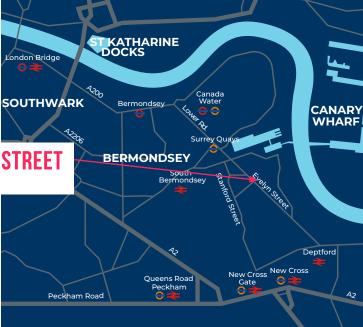
Surrey Quays Station (Overground) is approximately 0.5miles to the north whilst Canada Water is 1.2 miles away (Jubilee and Overground). Numerous bus routes serve the area.

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 CONNECT	MILES		
Surrey Quays (overground)	₹	0.6	
Canada Water (underground/overground)	↔	0.8	
London Bridge Station (underground/overground)	≥ 0	2.6	
Central London	≥ 0	5.2	
The City		5.0	
A2		1.2	
A205		4.5	
M25 (J3)		14.5	

SPECIFICATION



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

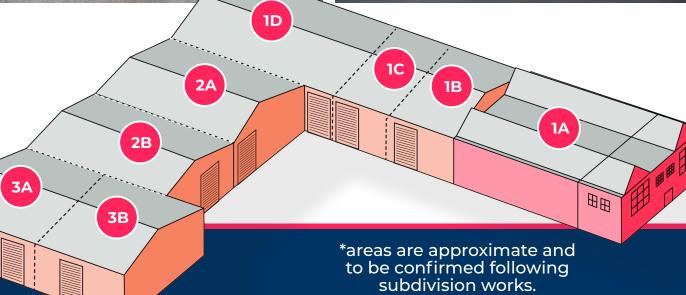
UNIT	SQ FT*	SQ M*
1A	11,993	1,114.2
1B	3,350	311.2
1C	4,520	420.0
1D	7,470	694.0
2A	4,946	459.5
2B	4,512	419.2
3A	3,940	366.0
3B	3,530	327.9
TOTAL	44,665	4,149.5











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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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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. July 2023.