



# 16 Evelyn Street Deptford

## Central London

Refurbished Industrial Warehouse

26,022 Sq Ft

Available To Let



# Self-contained Central London Base

Flexible, modern spaces with everything you need to grow fast.

This 27,802 sq ft (GEA) industrial unit comprises 21,641 sq ft of warehouse space and 6,161 sq ft of first-floor offices.

Built with a steel portal frame, the unit features brick and profile metal cladding, with a glazed brick façade at the front and a secure yard with customer parking to the rear. Two level access loading doors provide efficient goods movement.

A dedicated trade counter with separate pedestrian access supports customer facing operations. The property also includes ground and first floor offices with meeting rooms, welfare facilities and training space.



2 dock level loading doors



6m eaves height, rising to 7.4m at the apex



Generous 35m yard depth



2 storey office accommodation



Busy road frontage, high visibility



Zone 2 London location



High quality refurbishment



Self-contained warehouse & private yard



Designated on-site parking



Target EPC x



This 25,504 sq ft (GIA) industrial unit comprises 23,657 sq ft of warehouse space and 1,847 sq ft of first-floor offices.

16 Evelyn Street	Sq Ft (GEA)	Sq M (GEA)
Ground Floor	24,009	2,230.5
First Floor	2,013	187.0
<b>Total</b>	<b>26,022</b>	<b>2,417.5</b>



# Unlock the Power of SE16.

Positioned for speed and access to London.

Located on Evelyn Street, the property offers excellent access to the A2 and A2209, just 4.5 miles from Central London. The surrounding area includes a mix of industrial, commercial, and residential uses, making it ideal for a range of occupiers.

A2	1.2 Miles	5 Min Drive
Canary Wharf	3.7 Miles	23 Min Drive
City of London	4.5 Miles	25 Min Drive
London City Airport	6.6 Miles	30 Min Drive

2 Mins	Canada Water	2 Mins	Bermondsey
7 Mins	Whitechapel	2 Mins	Canary Wharf
23 Mins	Highbury & Islington	3 Mins	London Bridge
26 Mins	Clapham Junction	7 Mins	Waterloo
29 Mins	West Croydon	14 Mins	Stratford



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