



AXION HOUSE

1 SILVER ROAD, LEWISHAM, SE13 7BL

NEW BUILD COMMERCIAL UNITS AVAILABLE FOR LEASE

LOCATION:

Lewisham is a dynamic, creative area in South-East London, known for its diverse community and vibrant local culture.

FLEXIBLE SPACE:

Flexible options ranging from 30.4m² (327.5 sq ft) to 172.2m² (1,853.1 sq ft), with a total of 467.8m² (5,035 sq ft).

CLASSIFICATIONS:

Commercial units within Class E, including retail, food & beverage, fitness and office use. Alternative uses will be considered subject to planning.

STYLE:

Modern, angular design featuring stylish brick, metal, and glass elements. Delivered in shell-and-core condition, with shop fronts and capped services, ready for customisation.

EXCELLENT TRANSPORT LINKS:

Easy access to central London and surrounding areas by DLR and Southeastern Railway.

RESIDENTIAL ABOVE:

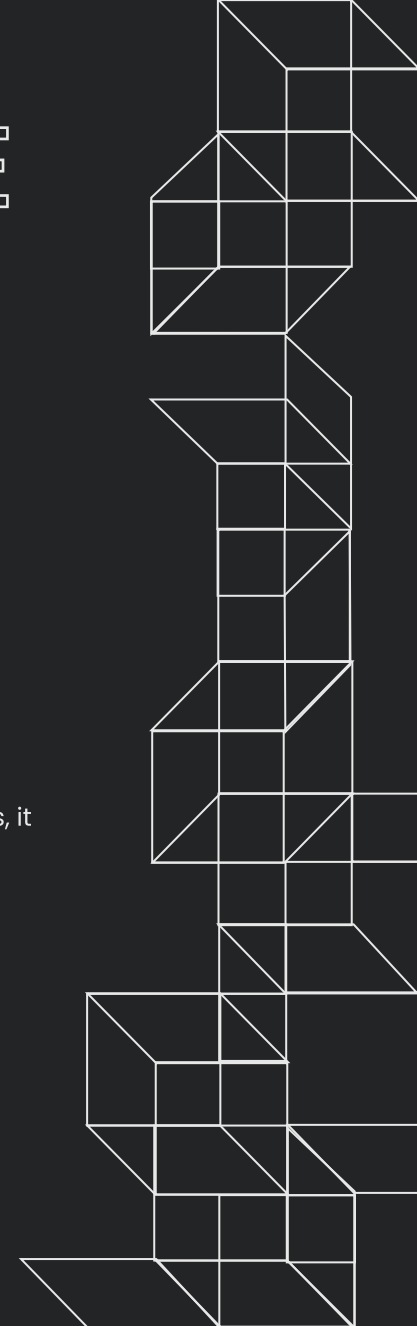
Situated above the units are 141 apartments (1, 2, and 3-bed) for shared ownership and affordable rent, building a brand new community.

COMMUNITY:

Lewisham is known for its independent cafes, shops, market and cultural spots, it attracts young professionals, families, and students, all within easy reach of central London.

SUSTAINABLE:

Efficient centralised heat & power systems and ample bike storage.



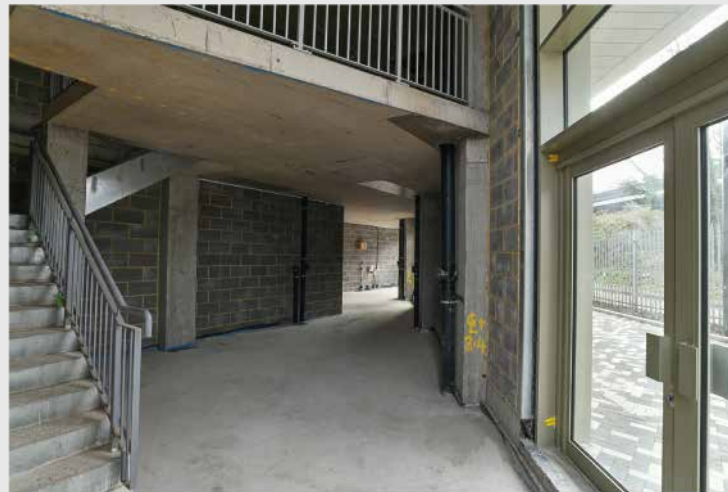


These brand-new commercial units offer an exciting opportunity for businesses in one of South-East London's most dynamic areas. Located along the River Ravensbourne.

VISIONARY SPACE, DESIGNED FOR BUSINESS



Five units are available, ranging from 30.4m² (327.5 sq ft) to 172.2m² (1,853.1 sq ft), offering a total space of 467.8m² (5,035 sq ft). With Class E classification, these versatile units are perfect for a variety of businesses including retail, office, fitness, food & beverage, creches and medical.



Axion House is a light-filled space that development that showcases modern, angular architecture, combining stylish brick, metal, and glass elements. Above the commercial spaces, 141 one, two, and three-bedroom apartments are available for shared ownership and affordable rent, attracting a diverse mix of young professionals, families, students, and staff from nearby Goldsmiths University. Additional on site amenities include a children's play area, a cycle store, and sustainable design features with efficient heat and power systems. With excellent transport links and a vibrant local community, these units offer an ideal setting for businesses to thrive.

CGI images are for illustrative purposes only.



NEW HUB, NEW OPPORTUNITIES



The units are delivered in a shell-and-core condition, with shop fronts ready and capped services ready for customisation.

MODERN LIGHT FILLED SPACES





A TOTAL SPACE OF 467.8M² / 5035.6 FT² AVAILABLE



VERSATILE COMMERCIAL SPACES

Unit 1	172.2 m ²	1853.1 ft ²
Unit 2	50.6 m ²	544.2 ft ²
Unit 3	77.9 m ²	838.9 ft ²
Unit 4	30.4 m ²	327.5 ft ²
Unit 5	136.7 m ²	1471.9 ft ²
Total	467.8 m²	5035.6 ft²

- Residential
- Services/ Utility
- Commerical units





CGI images are for illustrative purposes only.

141 NEW HOMES SITUATED ABOVE 5 COMMERCIAL UNITS



Lewisham is a dynamic and thriving area offering a unique blend of urban energy, regeneration and tranquil green spaces, making it the ideal location for families, professionals, and students alike.

The area is home to a diverse and growing demographic, thanks in part to its proximity to Goldsmiths University, which attracts students, creatives, and academics from around the world. With excellent transport links connecting you to London in 8 minutes, Lewisham is a commuter's dream, while still offering a peaceful retreat from the hustle and bustle of the city.



LEWISHAM: VIBRANCY, CONNECTIVITY AND OPPORTUNITY



NEIGHBOURHOOD



1. The Talbot
2. Payiz Mediterranean restaurant Cafe & Bar
3. Zest Brunch Bar
4. And'more Lewisham (Turkish Restaurant)
5. Sapore Vera Italian Restaurant



1. Magies Cafe
2. Oscars
3. Resta
4. Ed Barker Artisan Bakery
5. Cafe Delight



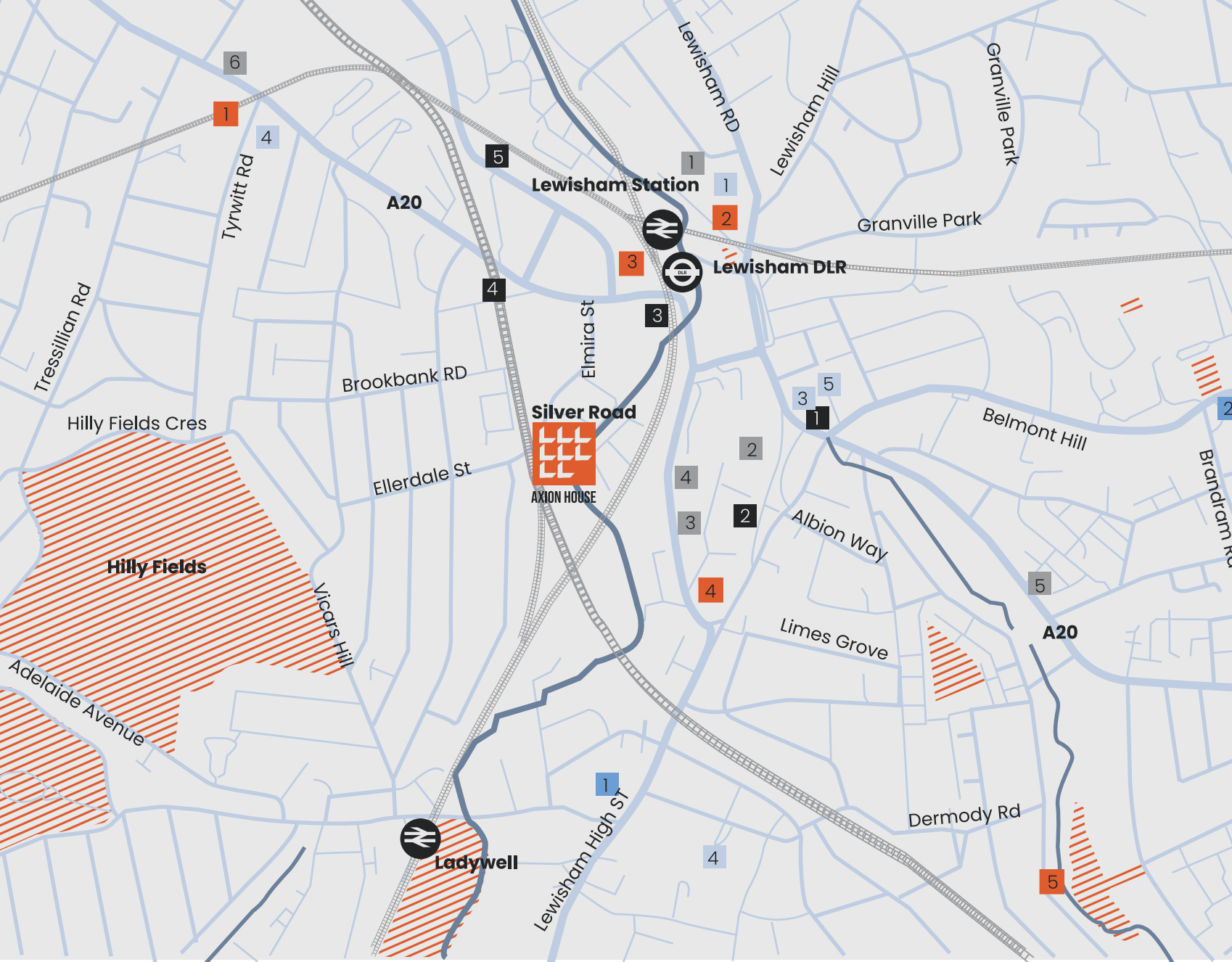
1. Tesco
2. Lewisham Shopping Centre
3. Iceland
4. Sainsburys
5. Lidl
6. Brockley Market



1. Pure Gym
2. NRG Gym Lewisham
3. Glass Mill Leisure Centre
4. Anytime Fitness
5. Twist Studios Lewisham



1. Fox & Firkin (Live Music Venue)
2. Collective Cinema (St Margarets)



Lewisham, with a population of over 300,000, is a rapidly growing borough, with predictions of continued population growth over the next five years. The area boasts a young demographic, with a significant proportion of residents aged between 25 and 44, and is known for its multicultural community.



Goldsmiths University

population of over **300,000**



Lewisham Clock Tower

HOME TO A DIVERSE AND GROWING DEMOGRAPHIC



Glass mill leisure centre



Lewisham market



Lewisham Tavern



Resta Coffee

Many households in Lewisham are larger, often consisting of young families. The average salary in the borough is £39,266, based on figures published by the ONS for 2023. With its dynamic, diverse population and strong economic prospects, Lewisham presents an exciting opportunity to establish a business in this thriving area.



SEAMLESS TRANSPORT CONNECTIONS



AXION HOUSE



23MINS

Lewisham to Canary Wharf 23 mins by DLR

- Key Stops: Elverson Road, Deptford Bridge, Cutty Sark, Greenwich, Island Gardens, Mudchute, Crossharbour & London Arena, Heron Quays, Canary Wharf



12MINS

Lewisham to Greenwich 12 min by bike
Lewisham to Goldsmiths University 12 min by bike



7 MINS

Lewisham Town Centre 7 mins walk
Lewisham Station 8 mins walk



8 MINS

Lewisham to London Bridge 8 mins by South eastern Railway

- Key Stops: Lewisham, Hither Green, Lee, Mottingham, (Optional: Chislehurst, Bromley North), London Bridge



CONNECTIVITY

Lewisham offers exceptional transport connections, making it one of the most conveniently located areas in South-East London. From Axion House, you're just a 8-minute walk to Lewisham Station, a major transport hub offering both National Rail and DLR services.

Within 8 minutes, the National Rail service takes commuters to London Bridge, putting them in the heart of Central London in no time. For those commuting to the Canary Wharf area, the DLR from Lewisham Station takes just 23 minutes, providing a fast and direct link to this key business district.



In addition to the quick connections, Lewisham is also well-served by local amenities. Lewisham Town Centre is only a 9-minute walk away, offering a wide variety of shops, restaurants, and entertainment options.

For those who prefer to cycle, it's just a 12-minute ride to Greenwich, where you they enjoy a mix of historic landmarks, green spaces, and riverside attractions. Whether commuting to work or exploring the city, Lewisham's excellent transport links ensure that locals are always well-connected to both the heart of London and its surrounding areas.

8 MINUTES TO LONDON BRIDGE



GET IN TOUCH



CGI images are for illustrative purposes only.



Ryan Mylroie
020 7440 1840
07747562994
Ryan@jenkinslaw.co.uk



Kyle Mcguire
kyle@jenkinslaw.co.uk
0207 440 1840



Sam Westmacott
sam@jenkinslaw.co.uk
0207 440 1840



Jenkins | Law
Commercial Property Solutions

TERMS

New Lease Terms to be Agreed.

QUOTING RENTS

Unit 1 – £27,500 pa
Unit 2 – £15,500 pa
Unit 3 – £17,500 pa
Unit 4 – £12,500 pa
Unit 5 – £27,500 pa

SERVICE CHARGE

Unit 1 – £3,155.27 pa
Unit 2 – £1,200.11 pa
Unit 3 – £1,640.21 pa
Unit 4 – £876.49 pa
Unit 5 – £2,585.54 pa

