



16 Evelyn Street, London, SE8 5DQ

PROMINENT 25,504 SQ. FT WAREHOUSE PLUS MEZZANINE WITH A SECURE YARD

NEWMARK



LOCATION

The property is located on Evelyn Street, with good access to A2 New Cross Road and A2209 Deptford Church Street. The building offers warehouse accommodation that may be suitable for a range of occupiers and business types. The surrounding area comprises a mix of industrial, commercial and residential uses and is c. 4.5 miles from Central London.

There are excellent public transport links with Deptford Station and Surrey Quays Station (both Zone 2) being a short walk away, providing quick access into Central London and the wider South East region. Additionally, the property benefits from excellent road links with direct access onto the A200, facilitating quick travel either onto national networks via the A2/M25 or into the heart of London.

DESCRIPTION

The property extends to 25,504 sq. ft (GIA) and comprises a mix of 23,657 sq. ft of warehouse space and 1,847 sq. ft of first floor office space. Constructed with a steel portal frame, the property features brick and profile metal external cladding. It offers two-storey office accommodation at the front with a brick façade and glazing. To the rear, there is a secure yard and separate customer parking area with two level-access loading doors. Internally, the property boasts a 6m clear height, concrete slab flooring, lighting, and standard roof lights. There is a trade counter space with separate pedestrian access, as well as ground and first floor offices with welfare facilities and dedicated office space for meetings and training. The first floor offices are connected to the open mezzanine, which overlooks the warehouse.



ACCOMMODATION

Warehouse: 23,657 sq ft.

Office: 1,847 sq ft (two storey offices and ancillary accommodation)

Total: 25,504 sq ft.

Plus mezzanine area of circa 7,155 sq ft.

SPECIFICATION

- Modern warehouse facility
- Eaves height of 6m rising to 7.4m at the apex
- Self-contained warehouse and private yard with separate customer parking area
- 2 dock level loading doors
- Welfare and training facilities
- 2 storey office accommodation
- Mezzanine (c. 7,155 sq. ft)
- Trade counter and separate pedestrian access
- Zone 2 London location

DRIVE TIMES

Canary Wharf	3.7 miles	23 minutes
City of London	4.5 miles	25 minutes
London City Airport	6.6 miles	30 minutes
A2	1.2 miles	5 minutes
A102 (Blackwell Tunnel Approach)	2.5 miles	10 minutes
M25	19 miles	30 minutes

EPC

Available upon request.

RENT

Current passing rent of £691,200 per annum.

BUSINESS RATES

Current Rateable Value of £262,500.

TERMS

Existing lease expiry in July 2032 with a mutual break in 2027. Available via assignment or sublease or a new lease may be considered by the landlord. Terms to be discussed with Newmark.

VIEWINGS

For further information about the building or to arrange a viewing please contact either Emily Pearson or Chloe Sweetland.



Contacts

For Further information please contact:

Emily Pearson
Senior Associate
Mobile. +44 (0)7387 134126
Emily.Pearson@nmrk.com

Chloe Sweetland
Surveyor
Mobile. +44 (0)7385 933686
Chloe.Sweetland@nmrk.com

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