

# THE HUB

EVELYN STREET, SURREY QUAYS  
DEPTFORD, SE8 5DQ

6 UNITS REMAINING



Prominent urban warehouses with ancillary offices  
Suitable for Warehouse/Logistics/Studio/Production

FROM 3,350 – 36,791 SQ FT



## SPECIFICATION

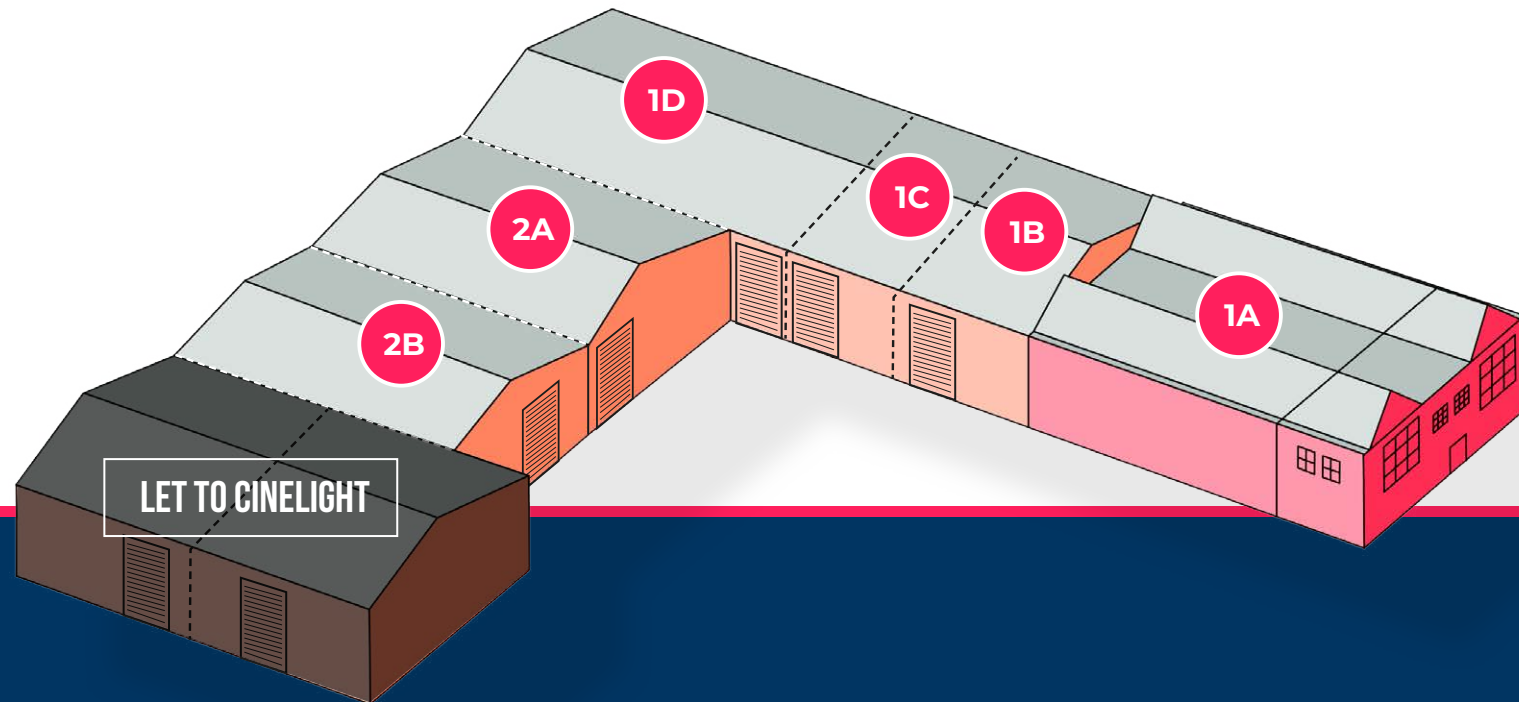
-  Modern warehouse
-  Secure gated site, offering 24 hour access
-  8 loading doors
-  Minimum eaves height of 6.8m rising to 7.9m
-  Private parking area and external yard
-  Wide range of unit sizes and ancillary combinations
-  Fitted office accommodation with lift provisions



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## 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	LET TO CINELIGHT	
3B	LET TO CINELIGHT	
<b>TOTAL</b>	<b>36,791</b>	<b>3,418</b>






\* areas approximate and to be verified following subdivision works

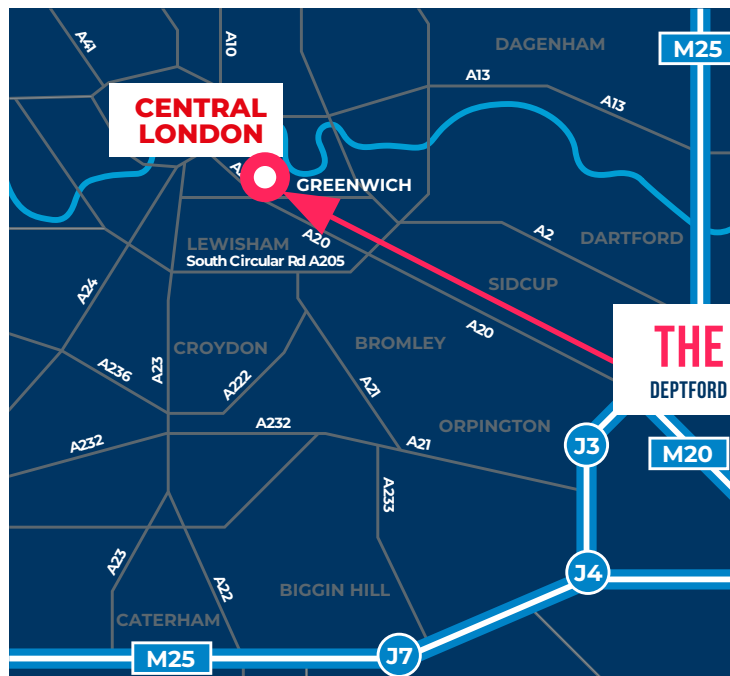
## NEARBY AMENITIES All within 1.5 miles:

### RETAIL AND LEISURE






-  Surrey Quays Shopping Centre
-  Lidl and Tesco Extra with a petrol station and pharmacy
-  Canada Water's hub of cafes, restaurants and bars

### ACTIVITIES

-  Virgin Active, London Fit Club and The Commando Temple gym
-  Wavelength Leisure Centre with swimming pool
-  Southwark Park (65 acres) and Athletics Centre with boating lake
-  Deptford Park



## 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
Deptford		1.1
The City		5.0
A2		1.2
A205		4.5
M25 (J3)		14.5



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## EPC

Available on request.

## TERMS

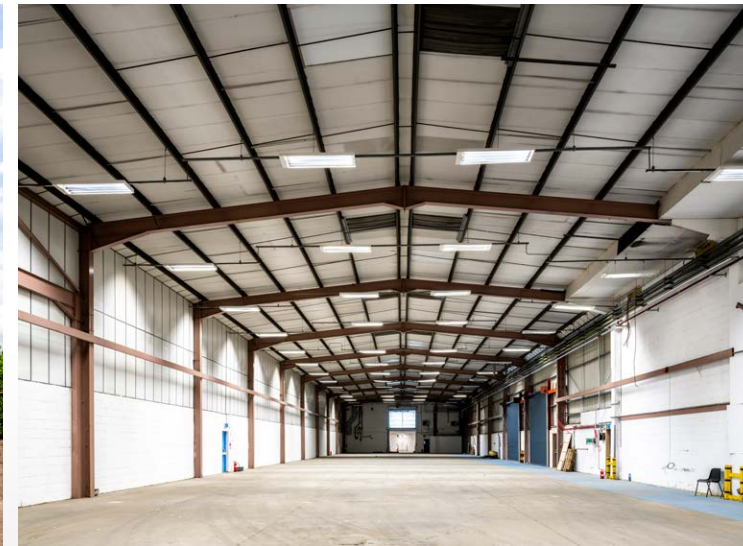
New lease(s) by arrangement.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to The London Borough of Lewisham (0208 3146000).

## VIEWINGS

For more information or to arrange a viewing, contact is strictly to be made through the joint agents listed below:



**Lambert  
Smith  
Hampton**

### JOE SKINNER

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### EDWARD THOMASON

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### PAUL LONDRA

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**AVISON  
YOUNG**

### SAFFRON HARDING

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### CHRIS PROCTOR

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