

TO BE REFURBISHED



Indicative Image

SEGRO PARK
DEPTFORD
UNIT 2

DEPTFORD SE8 5HY
📍 ///SAILOR.JUMPS.BRUSH



TO LET
TO BE REFURBISHED

**WAREHOUSE / INDUSTRIAL UNIT IN A PRIME LOCATION
OFFERING EXCELLENT ACCESS TO CENTRAL LONDON**

11,141 SQ FT (1,035 SQ M)

Indicative Image

Good access to Central London, Docklands and the City

Deptford mainline railway and the bus station are within close proximity

Established and recognised estate

Estate occupiers include: Royal Mail, The Felix Project, Moving Venue Caterers and Marshall Motor Group

ACCOMMODATION

TOTAL 11,141 sq ft
(1,035 sq m)

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- Refurbishment underway including new flooring, new WCs, EV charging serving the parking bays and a new roof with a PV array system
- 4.76m eaves height
- Loading door access
- 3-phase power
- 24/7 access
- Allocated parking within tenant demise and access to communal estate parking
- Targeting EPC rating A+ (post refurbishment)

DISTANCES

DEPTFORD STATION	0.5 miles
NEW CROSS STATION	1 mile
NEW CROSS GATE STATION	1 mile
CENTRAL LONDON	4 miles
M25 (J2)	14 miles
M25 (J3)	15 miles

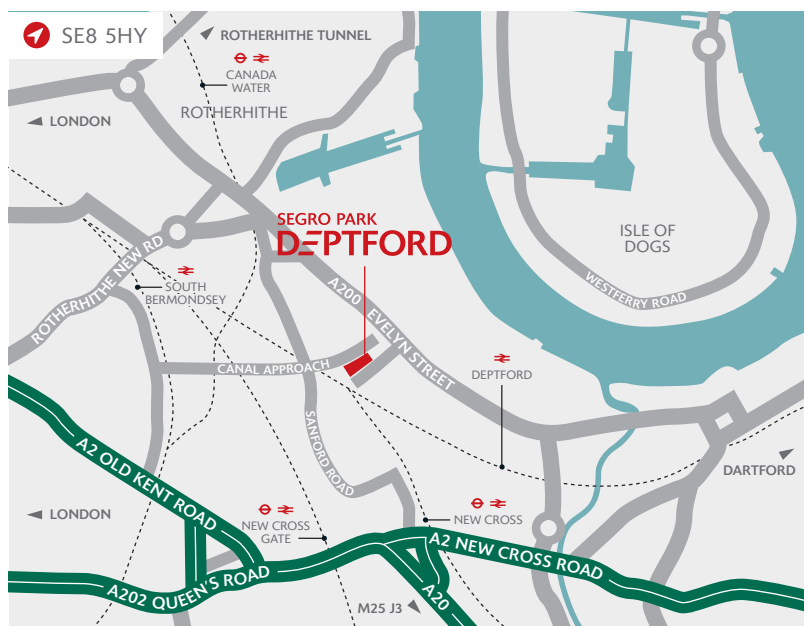
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKDEPTFORD

Or, alternatively, please contact the joint agents:



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REAL ESTATE**

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