

PROXIM 25

90 ANCHOR AND HOPE LANE **LONDON SE7 7SQ**

TO LET

24,514 SQ FT

MODERN DETACHED WAREHOUSE UNIT WITH SECURE YARD

PROXIMA25.CO.UK

**TAKE
A TOUR**



CITY OF LONDON

CANARY WHARF

The O₂

SILVERTOWN TUNNEL
NOW OPEN

A102(M) BLACKWALL TUNNEL
SOUTHERN APPROACH

NORTH GREENWICH
STATION - JUBILEE LINE

RIVER THAMES

LONDON CITY

access
SELF STORAGE

Sainsbury's



CHARLTON STATION
THAMESLINK - 0.5 MILES

PROXIM 25

**REFURBISHMENT
COMPLETE**



**MELCOMBE
PARTNERS**

DESCRIPTION

An extensively refurbished, modern, detached, steel portal-framed warehouse with first-floor offices.

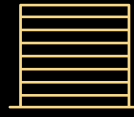
The unit benefits from a secure yard, good quality first floor office space, staff welfare facilities, and excellent parking provision with 24/7/365 access.

TERMS

Proxima25 is available on a new full repairing and insuring lease for a term to be agreed.



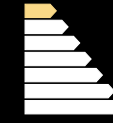
**7.75m CLEAR INTERNAL
EAVES HEIGHT**



**4 LEVEL LOADING
DOORS**



**250kVA POWER
UP TO 1MVA
AVAILABLE**



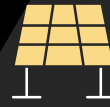
**EPC
RATING A**



**SECURE YARD WITH
24/7/365 ACCESS**



**EXCELLENT PARKING
PROVISION AND
EV CHARGING**



**ROOFTOP
SOLAR PV**



**LED
LIGHTING**



**LESS THAN 2 MILES
TO NORTH GREENWICH
JUBILEE LINE STATION**



**CLOSE PROXIMITY
TO A102(M) WITH EASY
ACCESS TO A2, A13,
A205 AND M25**



**REFURBISHMENT
COMPLETE**



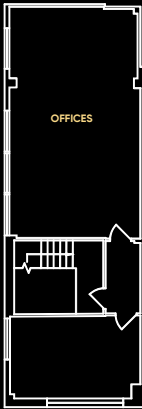
**MELCOMBE
PARTNERS**





REFURBISHMENT COMPLETE

The unit has undergone a comprehensive refurbishment to include, new offices and staff welfare facilities, electric vehicle charging points, LED lighting, new air conditioning, rooftop PV cells, and updated facade.



First floor



Ground floor



ACCOMMODATION

Areas are based on Gross Internal Areas.

	SQ FT	SQ M
Warehouse	22,797	2,117
Offices/Welfare/Kitchen	1,717	159
TOTAL	24,514	2,276

LOCATION

Proxima25 is located in a strategic South East London location to serve Central London and the City with excellent road, rail, and air links.

Its proximity to the A102(M) Blackwall Tunnel and the Silvertown Tunnel allows for easy access to the A2, A13, A205, and the M25 motorway network.



VIEWING & FURTHER INFORMATION

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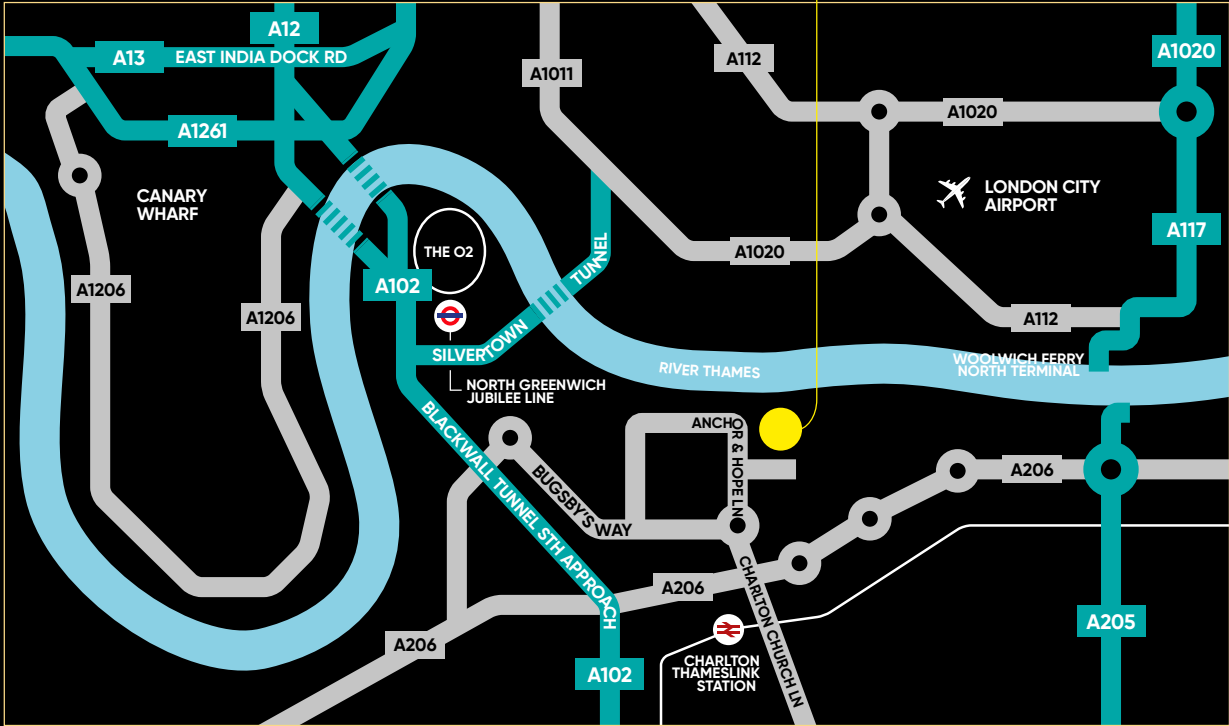
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EPC

Rating A – 18.

LEGAL COSTS

Each party is responsible for their own legal costs.

RATES

To be re-assessed, further details on application.

VAT

VAT will be charged on quoting terms.

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CONNECTIVITY

M20 (J1)	12.1 miles
A2	3 miles
Blackwall Tunnel	3 miles
Silvertown Tunnel	2 miles
Dartford Crossing	17 miles
Central London	9 miles
North Greenwich Tube	1.9 miles
Charlton Station	0.5 miles
London City Airport	5 miles
London Gatwick Airport	44 miles
London Stansted Airport	36 miles