

# 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**

**WATCH  
THE VIDEO**



CITY OF LONDON

CANARY WHARF

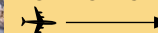
The O<sub>2</sub>

SILVERTOWN TUNNEL  
NOW OPEN

NORTH GREENWICH  
STATION - JUBILEE LINE

RIVER THAMES

LONDON CITY



A102(M) BLACKWALL TUNNEL  
SOUTHERN APPROACH

**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.

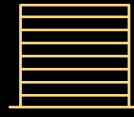
The unit benefits from a secure yard, good quality first floor office space, staff welfare facilities, and excellent parking provision with 24/7/365 access.

## TERMS

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



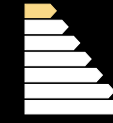
**7.75m CLEAR INTERNAL  
EAVES HEIGHT**



**4 LEVEL LOADING  
DOORS**



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



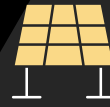
**EPC  
RATING A**



**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**





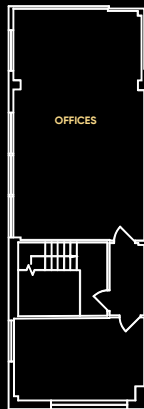
**MELCOMBE**  
PARTNERS





## 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
<b>TOTAL</b>	<b>24,514</b>	<b>2,276</b>

## 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.



**MELCOMBE**  
PARTNERS



VIEWING & FURTHER INFORMATION

Please contact the joint agents:

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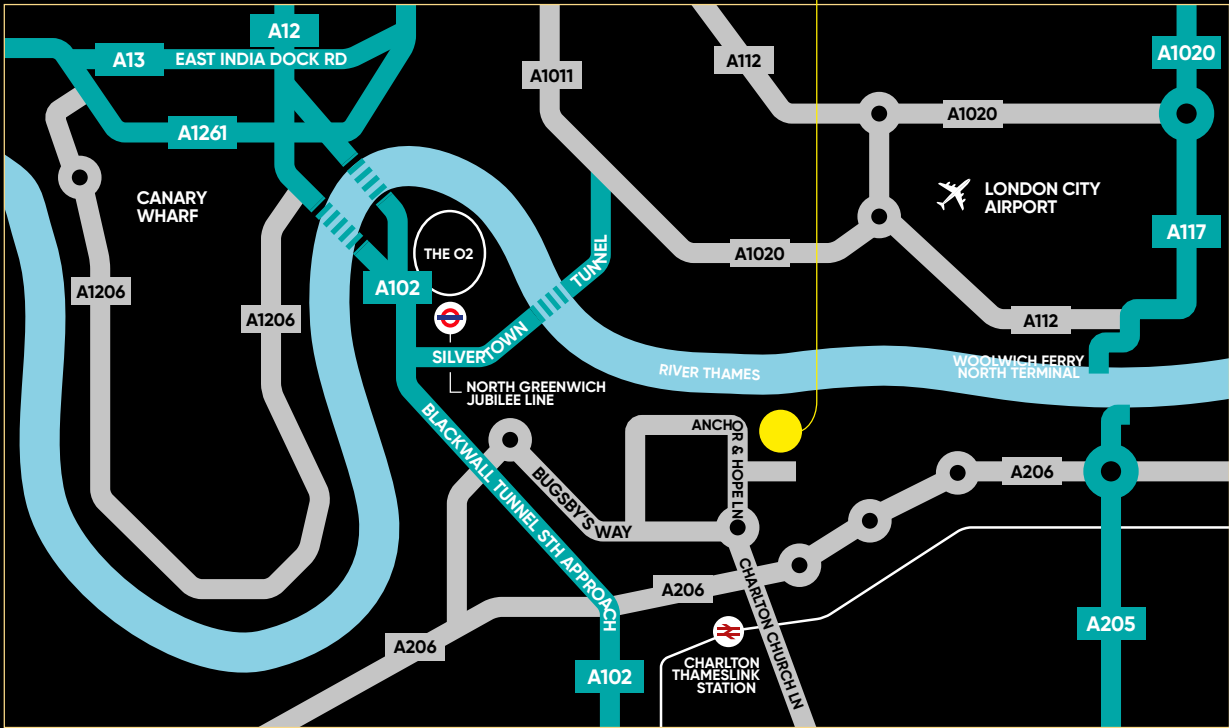
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EPC

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