

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 O₂

SILVERTOWN TUNNEL
NOW OPEN

NORTH GREENWICH
STATION - JUBILEE LINE

A102(M) BLACKWALL TUNNEL
SOUTHERN APPROACH

LONDON CITY

RIVER THAMES

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.

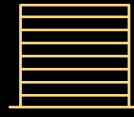
The unit benefits from a secure yard, good quality first floor office space, staff welfare facilities, and excellent parking provision with 24/7/365 access.

TERMS

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



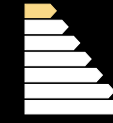
**7.75m CLEAR INTERNAL
EAVES HEIGHT**



**4 LEVEL LOADING
DOORS**



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



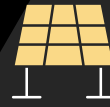
**EPC
RATING A**



**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**



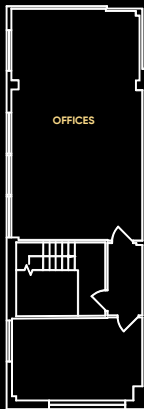
**MELCOMBE
PARTNERS**





REFURBISHMENT COMPLETE

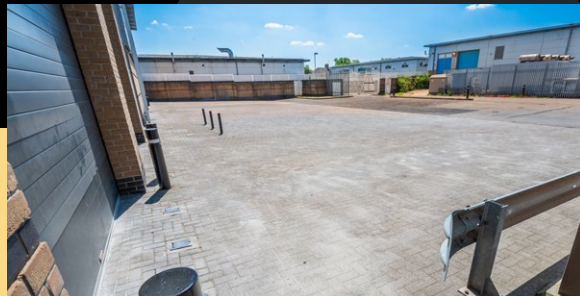
The unit has undergone a comprehensive refurbishment to include, new offices and staff welfare facilities, electric vehicle charging points, LED lighting, new air conditioning, rooftop PV cells, and updated facade.



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

Please contact the joint agents:

Ryan
01322 285 588
ryan.com/agency

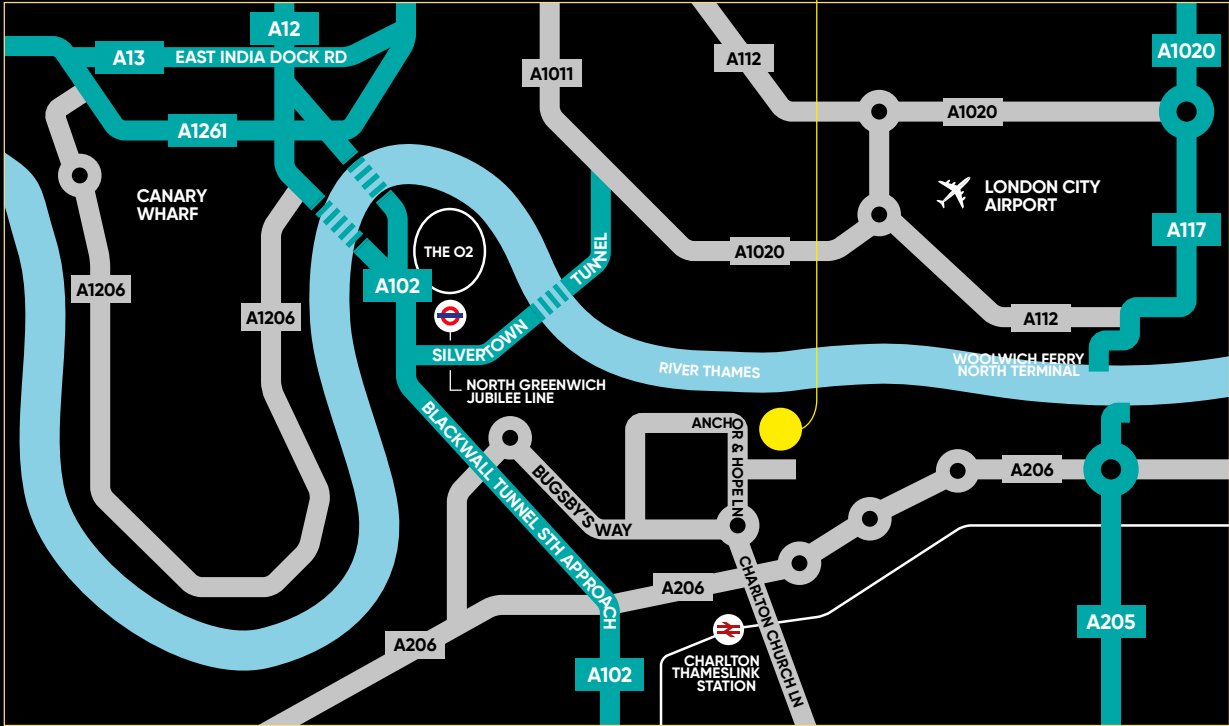
STEPHEN RICHMOND
07771 900682
stephen.richmond@ryan.com

CHRIS BIRCH
07976 681951
christopher.birch@ryan.com

CBRE
020 7182 2000
www.cbre.co.uk

RICHARD SETON-CLEMENTS
07710 319574
richard.setonclements@cbre.com

TOBY KING-THOMPSON
07919 145652
toby.kingthompson@cbre.com



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.

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967. CBRE and Ryan for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the agents of their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statements made herein, and the vendor does not make or give, and neither the agents nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. September 2025.

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