

JUNO WAY · SOUTH BERMONDSEY · LONDON SE14 5RW

Juno Industry.

Warehouse, light industrial and studio units on an established Inner London estate.



11

UNITS · BLOCKS A & B

2,603 – 8,351

SQ FT UNIT SIZES

Zone 2

INNER LONDON



01 — THE ESTATE

An established estate in Inner London.

Juno Way is an established industrial and commercial estate in the South Bermondsey quarter, combining warehousing, light industrial space and creative studios within Zone 2.

Blocks A and B form a terrace of eleven steel-framed units of brick construction with overclad profiled steel cladding, each with first floor offices, WCs, a full-height shutter door and allocated parking.

11

UNITS ACROSS
BLOCKS A & B

37,771

SQ FT TOTAL
TERRACE GIA

0.7

mi

TO SOUTH
BERMONDSEY STATION

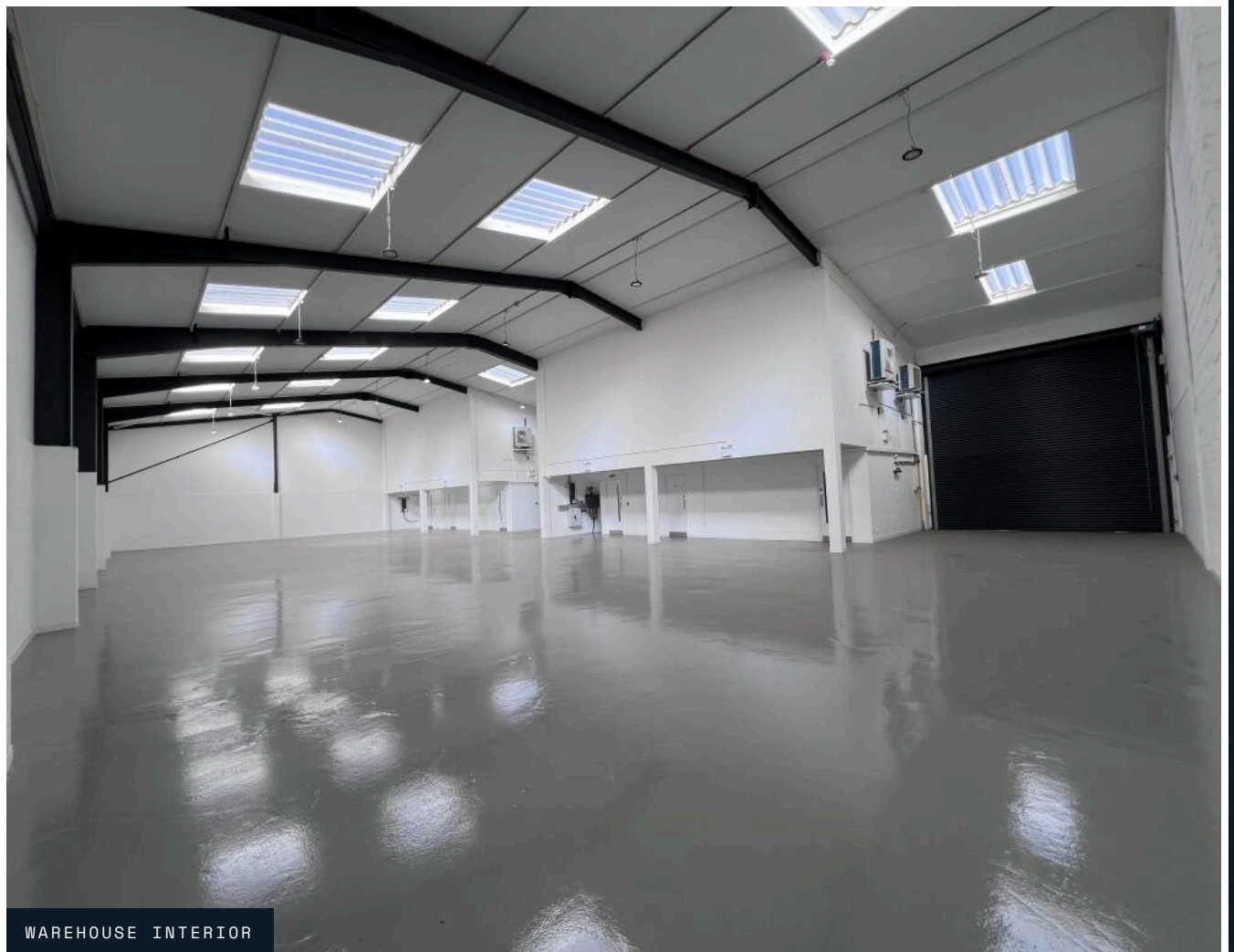
A2

OLD KENT ROAD
DIRECT ACCESS

- Suitable for storage, production, studio and industrial uses
- First floor offices and WC facilities to every unit
- Allocated car parking and shared loading areas
- New flexible leases available direct from the landlord

Inner London industrial space of this size is finite. Juno Industry offers occupiers Zone 2 units at competitive rents.

Clean, clear-span working space.



WAREHOUSE INTERIOR



CLEAR-SPAN WAREHOUSE



UNIT FRONTAGE

Key features.

Each unit in Blocks A and B is specified to the same practical standard. Eaves heights, power supply and floor loading for a specific unit are available on application.

 FULL-HEIGHT SHUTTER DOOR	 FIRST FLOOR OFFICES	 WC FACILITIES	 ALLOCATED CAR PARKING
 DEMISED LOADING AREAS	 5.1M CLEAR INTERNAL HEIGHT	 THREE PHASE POWER	 STEEL FRAME CONSTRUCTION

DESCRIPTION

The units comprise steel-framed warehouse/industrial buildings of brick construction with overlaid profiled steel cladding under a pitched roof incorporating translucent roof panels. Each unit provides open-plan warehouse accommodation at ground floor with offices and WCs at first floor.

PERMITTED USE

Suitable for storage and distribution, light industrial, production and studio occupiers (Use Class E(g), B2 and B8, subject to confirmation). The estate accommodates a mix of established industrial, trade and creative businesses.



OPEN-PLAN WAREHOUSE



FIRST FLOOR OFFICE • GF KITCHENETTE & WCS

Eleven units. Two blocks.

Approximate gross internal areas measured in accordance with the RICS Code of Measuring Practice. Units 4B and 5B are configured as a single unit (4/5B); adjoining units may be combined subject to availability.

UNIT	SQ FT	SQ M
BLOCK A		
1A	2,606	242.1
2A	2,609	242.4
3A	2,606	242.1
4A	3,891	361.5
5A	4,163	386.8
6A	4,273	397.0
BLOCK B		
1B	2,603	241.8
2B	2,603	242.8
3B	4,066	377.7
4/5B	8,351	775.8
TOTAL	37,771	3,510.0

Current availability, rateable values and EPC ratings are set out on the dated availability insert accompanying this brochure, or on request from the joint agents.

2,603 – 8,351

UNIT SIZE RANGE, SQ FT

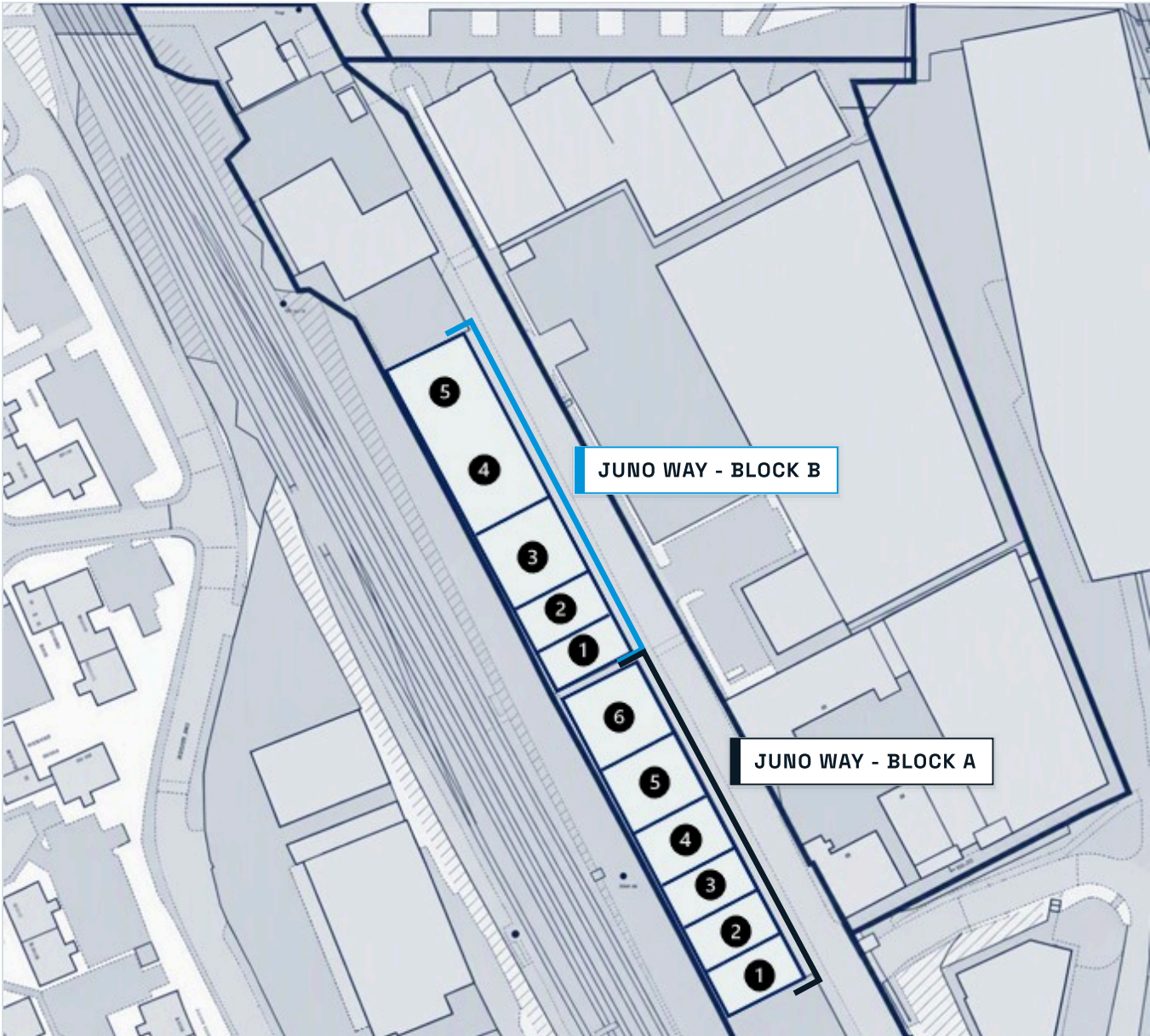
Combinable

ADJOINING UNITS, SUBJECT
TO AVAILABILITY

POA

RENT · PLUS VAT

The Terraces, **Blocks A and B.**



JUNO WAY ESTATE · BLOCKS A & B INDICATED · NOT TO SCALE

NORTH ↑

BLOCK B

NORTHERN END · 17,623 SQ
FT

4/5B	8,351 sq ft
3B	4,066 sq ft
2B	2,603 sq ft
1B	2,603 sq ft

BLOCK A

SOUTHERN END · 20,148 SQ
FT

6A	4,273 sq ft
5A	4,163 sq ft
4A	3,891 sq ft
3A	2,606 sq ft
2A	2,609 sq ft
1A	2,606 sq ft

ACCESS

Vehicular access from Juno Way, with shared loading and allocated parking along the frontage of both blocks. Surrey Canal Road (A2206) runs to the north of the estate.

Zone 2, three stations on foot.

The estate lies between South Bermondsey and New Cross Gate, immediately south of Surrey Canal Road and within direct reach of the Old Kent Road (A2) corridor into Central London.



RAIL & OVERGROUND		DISTANCE	ROAD		DISTANCE
South Bermondsey		0.7 mi	Surrey Canal Road		Adjacent
Mainline rail · London Bridge 7 min			A2206 · north of the estate		
New Cross Gate		On foot	Old Kent Road (A2)		1 mi
Windrush line & mainline rail			Central London, A20 & Blackwall Tunnel		
Surrey Quays		On foot	City of London		4 mi
Overground · Jubilee line at Canada Water			Via Tower Bridge or Rotherhithe Tunnel		

ADDRESS	LOCAL AUTHORITY	AIRPORTS
Juno Way, South Bermondsey London SE14 5RW	London Borough of Lewisham	London City 7 mi Gatwick 25 mi

Terms & contacts.

TERMS	New flexible leases, available on terms to be agreed.
RENT	On application. Quoting rents for available units from the joint agents.
SERVICE CHARGE	The landlord insures and maintains the estate, recovered via service charge.
BUSINESS RATES	Rateable values on the availability insert. Verify with Valuation Office Agency.
EPC	Ratings range from B to D across the terrace. Certificates on request.
VAT	All figures are quoted exclusive of VAT.
LEGAL COSTS	Each party to bear their own legal costs incurred.
ANTI-MONEY LAUNDERING	Interested parties must provide company information under AML regulations.
VIEWINGS	Strictly by appointment through the joint agents.

VIEWINGS & FURTHER INFORMATION

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