



PRE-LET OPPORTUNITY  
3x brand new light industrial warehouses  
8,634-35,386 sq ft

Juno Way, Lewisham, SE14

# Designed for Modern Industry.

Juno+ is a new generation of high-quality industrial and logistics accommodation delivered through the redevelopment of Juno Way Industrial Estate and Elizabeth Industrial Estate, located within a Central London Strategic Industrial Location.

The scheme replaces outdated building stock with flexible, efficient and sustainable workspace, designed to meet the operational requirements of modern occupiers while enhancing the wider industrial environment.

Set within an established employment location, Juno+ supports long-term business growth, improved operational efficiency and an enhanced working environment. Juno+ has already obtained a detailed planning consent for this scheme.





## ❖ New Station Connectivity

Delivery of a new mainline station within 4-minutes' walk of the estate. Surrey Canal Station due to become operational before 2030. This will enhance links across London and support the area's growth.

## ❖ Inner London Zone 2

Juno sits within a dense inner-London employment catchment, close to the City, London Bridge and Canary Wharf, placing occupiers at the heart of the capital.

## ❖ Major Regeneration Zone

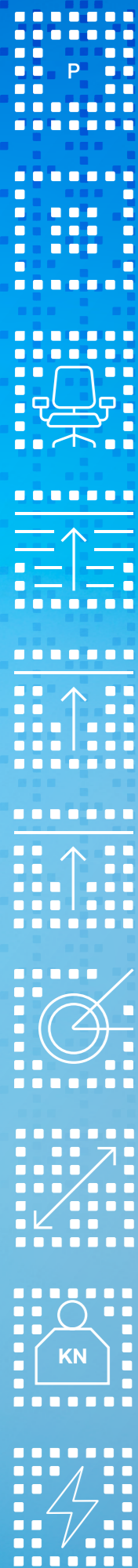
Situated within the Surrey Canal Road Strategic Industrial Location, the area is undergoing significant redevelopment, creating a growing hub for modern urban industry.



# Specification



Unit 01	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	651	7,013
First Floor	185	1,995
<b>Total (GEA)</b>	<b>836</b>	<b>9,008</b>
Unit 02	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	607	6,534
First Floor	195	2,100
<b>Total (GEA)</b>	<b>802</b>	<b>8,634</b>
Unit 03	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	2,704	29,105
First Floor	361	3,891
Mezzanine	222	2,390
<b>Total (GEA)</b>	<b>3,287</b>	<b>35,386</b>



**Generous Parking Allocation**

**Secure Yard Areas**

**High-Spec Offices**

**Level Access Loading Doors**

**Units 1 & 2  
6m Clear Height**

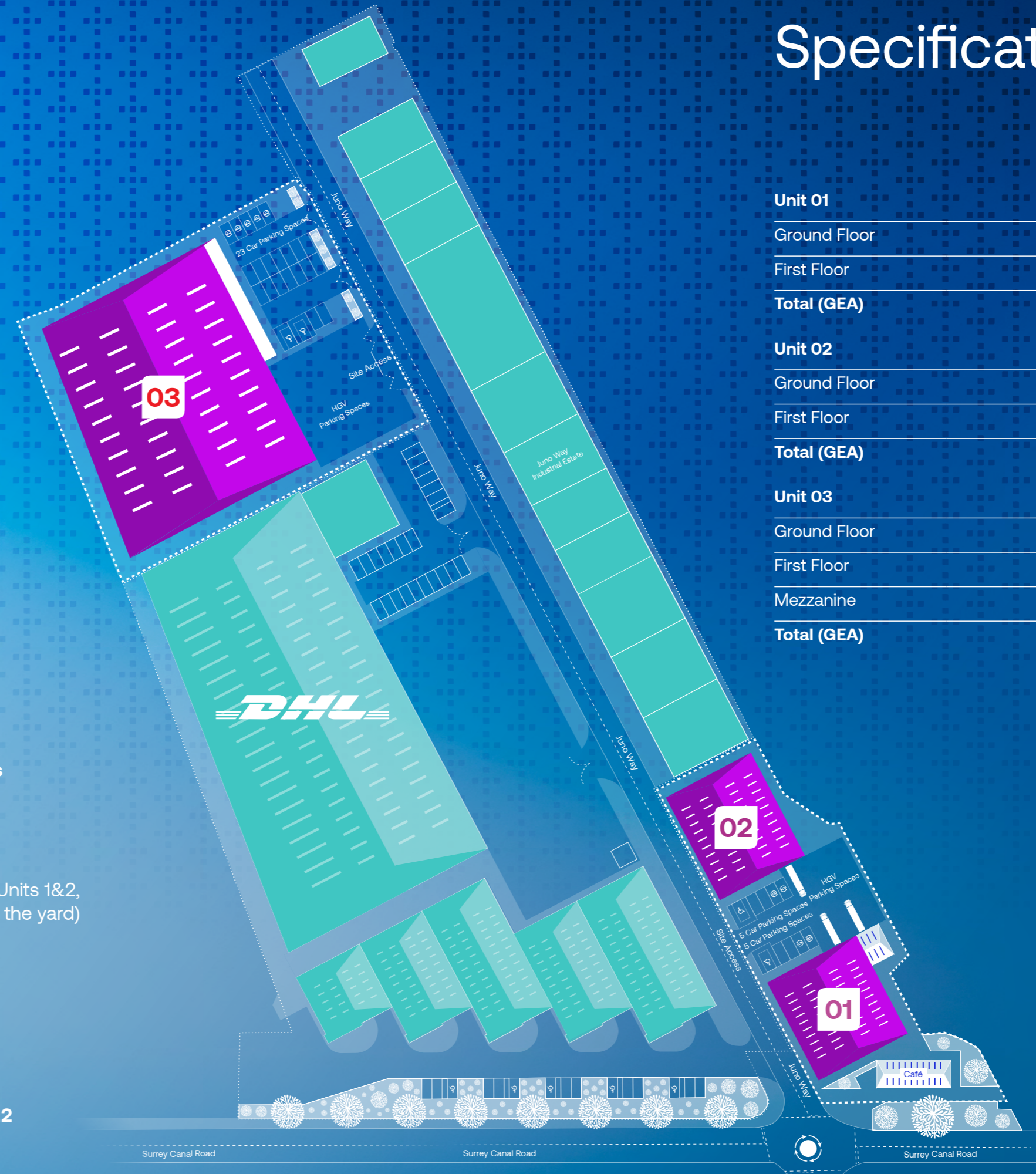
**Unit 3  
12m Clear Height**

**Dedicated Cycle Shelters**

**Flexible Layout**  
(Potential to occupy both Units 1&2, with the option to enclose the yard)

**50kN/M<sup>2</sup>  
Floor Loading**

**Targeting 150kVA Unit 1&2  
Targeting 550 kVA Unit 3**



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Energy-Efficient Lighting



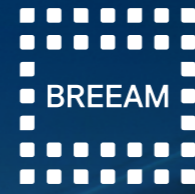
Photovoltaic Panels



Rainwater Harvesting



All-Electric Systems



BREEAM Targeting 'Excellent'



EV Charging



Landscaping & Tree Planting

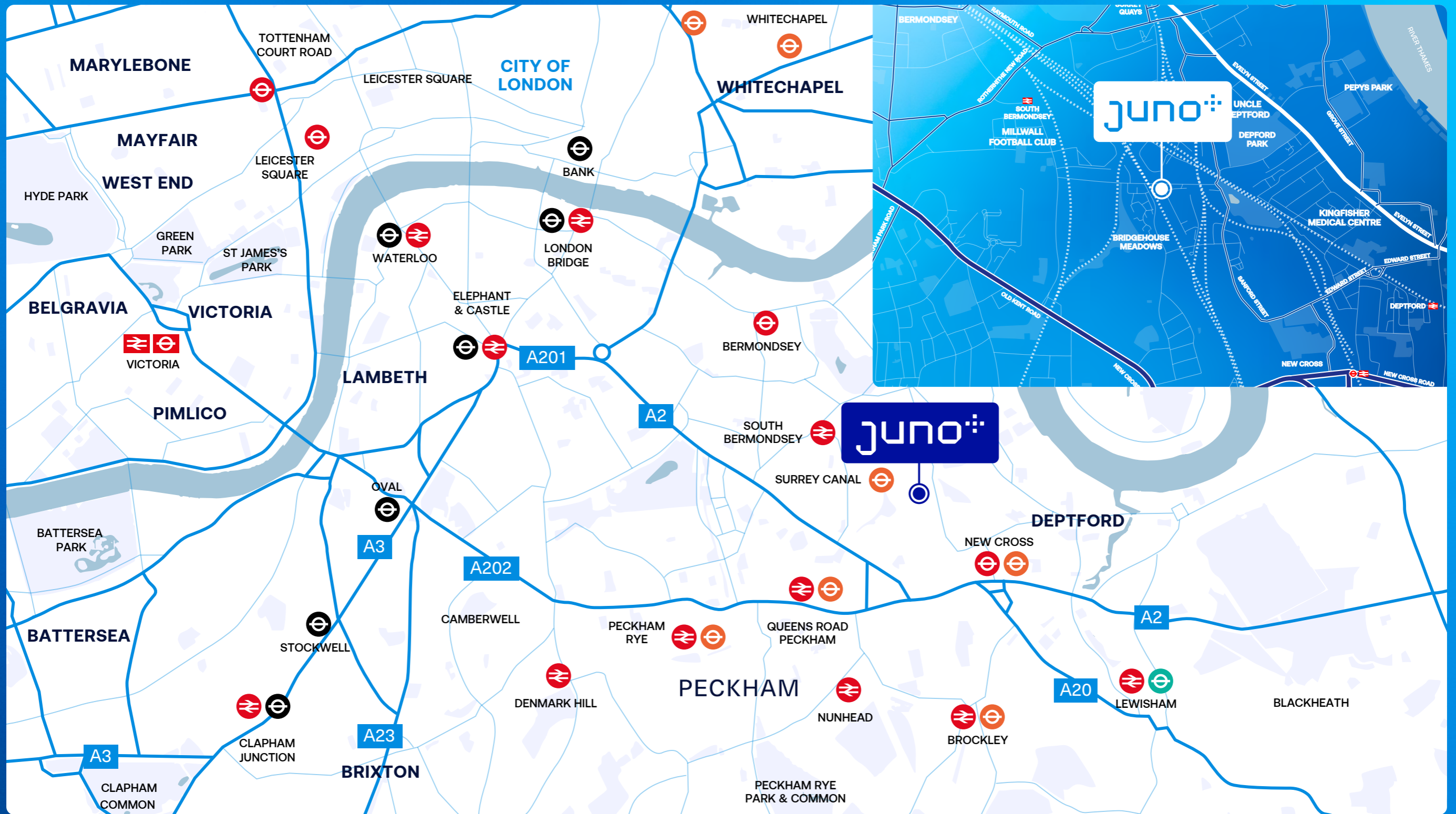
# Sustainability ...at the Core

## Designed with sustainability in mind



Juno+ has been designed to deliver a market-leading ESG profile, aligned with occupier expectations of long-term environmental performance. These design measures significantly reduce operational costs, enhance occupier wellbeing and ensure Juno+ is future-ready in an ever-evolving industrial real estate market.





## ❖ 46,400 Local Residents

Bermondsey is home to around 46,400 residents across North Bermondsey, South Bermondsey and London Bridge & West Bermondsey wards, forming a vibrant inner-London community with a diverse and growing population.

## ❖ 59% Employment Rate

Approximately 58–59% of residents are in employment, with the majority working full-time across sectors such as professional services, hospitality, retail and public services.

## ❖ 200+ Industrial Jobs

Over 200 jobs in logistics, warehousing and distribution support Bermondsey's role as a key last-mile delivery hub for central London.

❖ Greenwich  
(4 Miles - 20 Mins)

❖ London Bridge  
(5 Miles - 25 Mins)

❖ City of London  
(6 Miles - 30 Mins)

❖ Canary Wharf  
(7 Miles - 30 Mins)

❖ M25 (J1A)  
(10 Miles - 30 Mins)

❖ Heathrow (LHR)  
(23 Miles - 1 Hr)

❖ Gatwick (LGW)  
(28 Miles - 1 Hr)

❖ Stansted (STN)  
(50 Miles - 1 Hr 45 Mins)

❖ Port of Dover  
(97 Miles - 2 Hrs 30 Mins)



**Katherine Friend**

+44 (0) 1223 312 910  
k.friend@howard-ventures.com

**Thomas Bewes**

+44 (0) 1223 312 910  
t.bewes@howard-ventures.com



**Victoria Forster**

+44 (0) 7974 366 137  
victoria.forster@knightfrank.com

**Nicholas Train**

+44 (0) 2039 677 153  
nicholas.train@knightfrank.com



**Alex Jackson**

+44 (0) 7562 649 126  
alexj@usp.london

**Vince Cheung**

+44 (0) 7736 880 310  
vince@usp.london