



NEPTUNE WHARF

LDN · SE8

TO LET

NEW FLEXIBLE COMMERCIAL SPACE

400 - 3,320 SQ.FT (36.9 - 298.8 SQ.M)



CANARY WHARF
PIER

SOUTH DOCK
MARINA

GREENLAND
PIER

CANARY WHARF
FINANCIAL DISTRICT

DEPTFORD
PARK

THE O2
ARENA



THE LOCATION at a glance

Neptune Wharf is located 7 minutes by rail from London Bridge Zone 1 Transport Interchange - with 2 minute (one stop) tube services to Bank and the heart of the City.

The development is also strategically located for fast rail access to Canary Wharf and Elizabeth Line connectivity from Crossrail Place.

 CANARY WHARF
6 MINUTES

 LONDON BRIDGE
7 MINUTES

 THE CITY-BANK
12 MINUTES

Journey times do not include travel time to departing station or station transfer times.

Neptune Wharf is a new mixed use landmark development comprising 176 residential apartments and in excess of 18,000 sq.ft of prime commercial space.

NEPTUNE WHARF

introduction

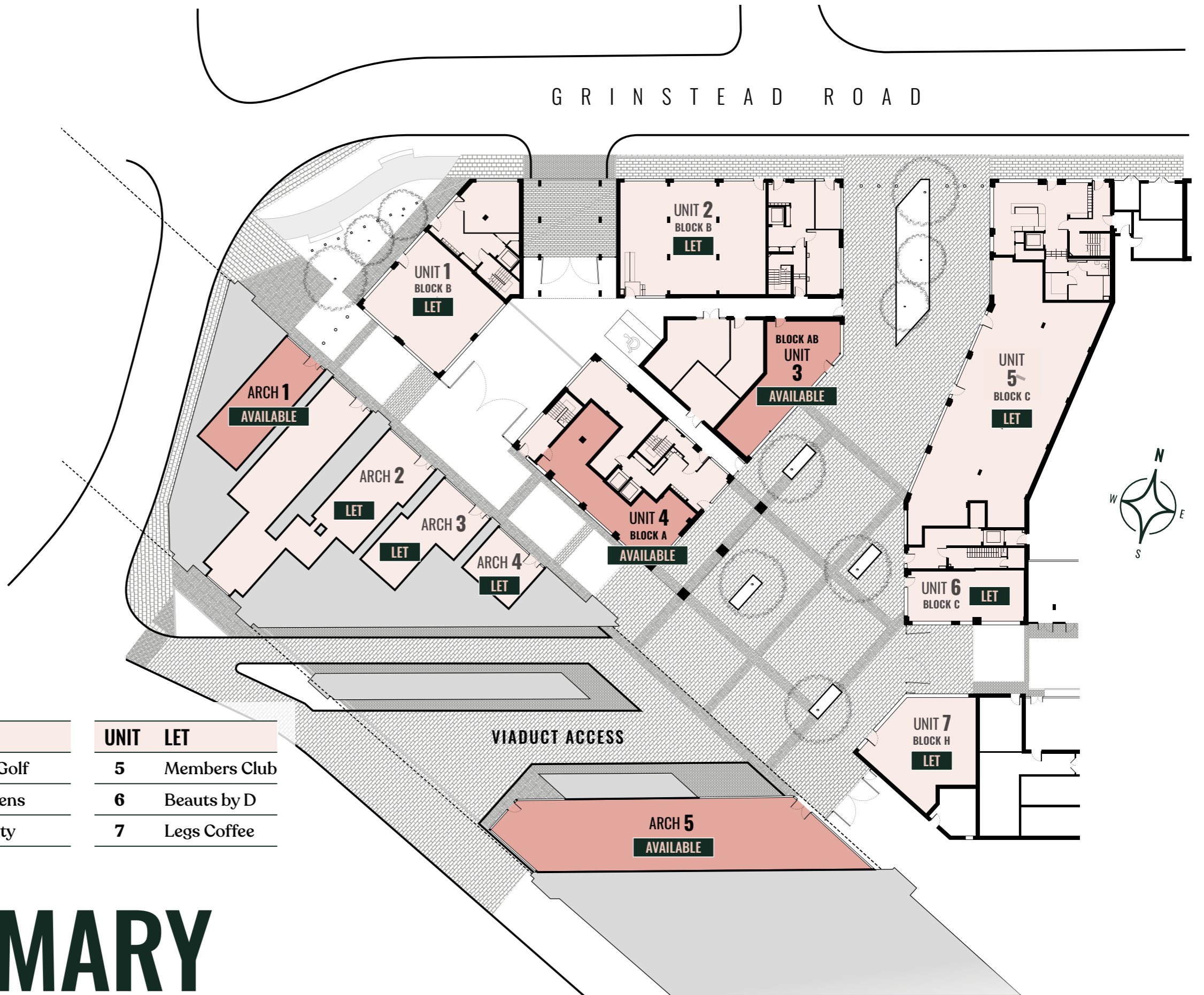


The overall commercial space incorporates 6 units at ground/first floor within the residential blocks and 5 distinctive repurposed railway arches located immediately adjacent.

Unit & arch possible uses include:

-  **Amenity space.**
-  **Retail/supermarket space.**
-  **Retail/boutique space.**
-  **Office space.**
-  **Café space.**

ARCH	LET	UNIT	LET	UNIT	LET
2	Earth Space Gym	1	Grip Golf	5	Members Club
3	Rivals Corner	2	Budgens	6	Beauts by D
4	Afrospace Infusion	4 ^{1ST FLOOR}	Charity	7	Legs Coffee

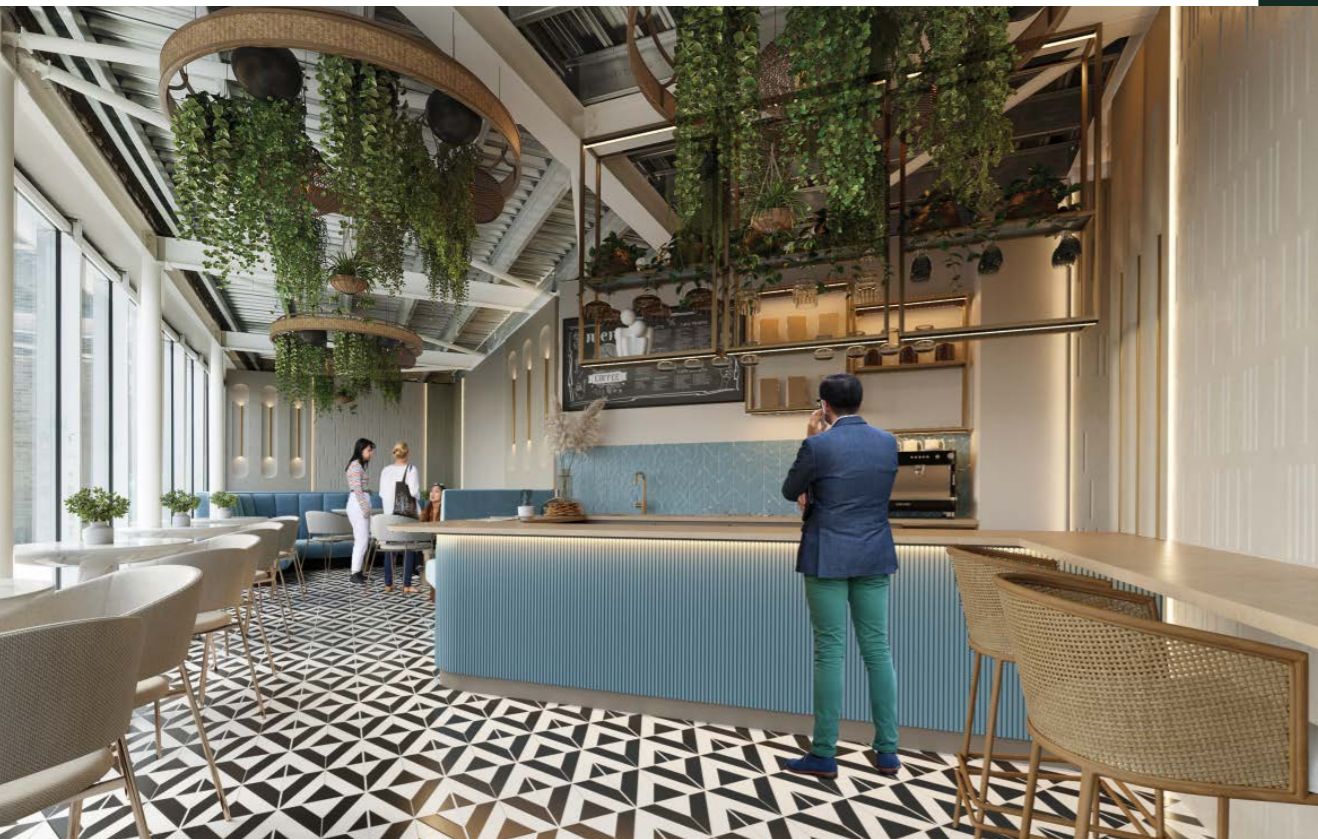


SITE SUMMARY

commercial space



Computer enhanced images of Unit 3 depicted as a cafe/restaurant.



Computer enhanced image of Arch 1 depicted as a hair salon.



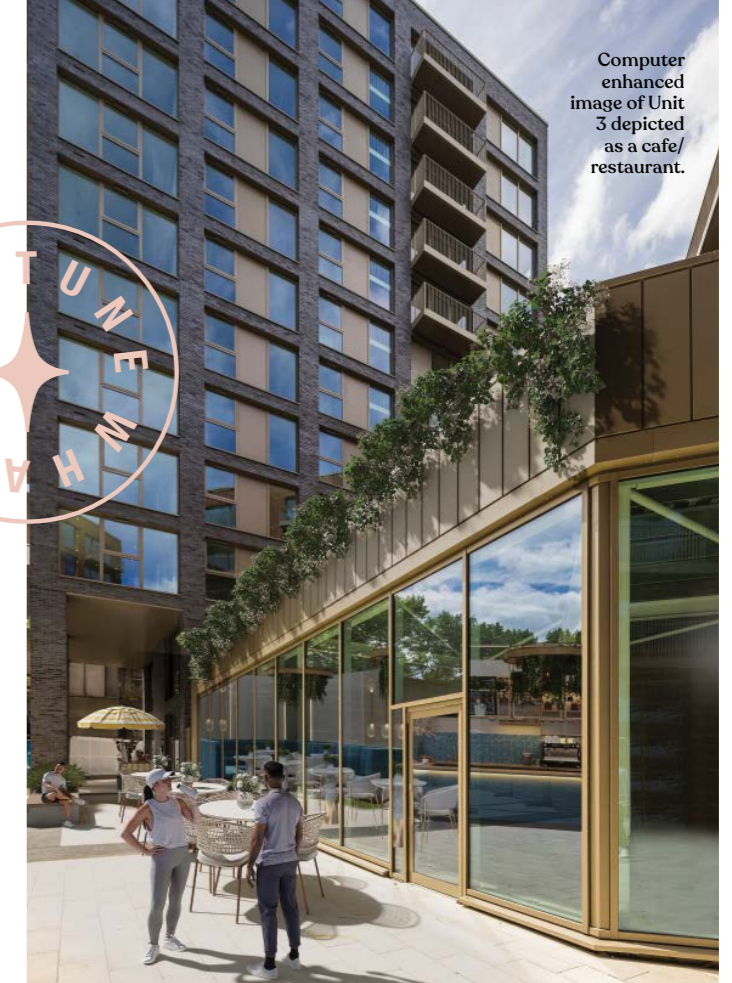
NEW BUILD UNITS

AVAILABLE FOR IMMEDIATE OCCUPATION

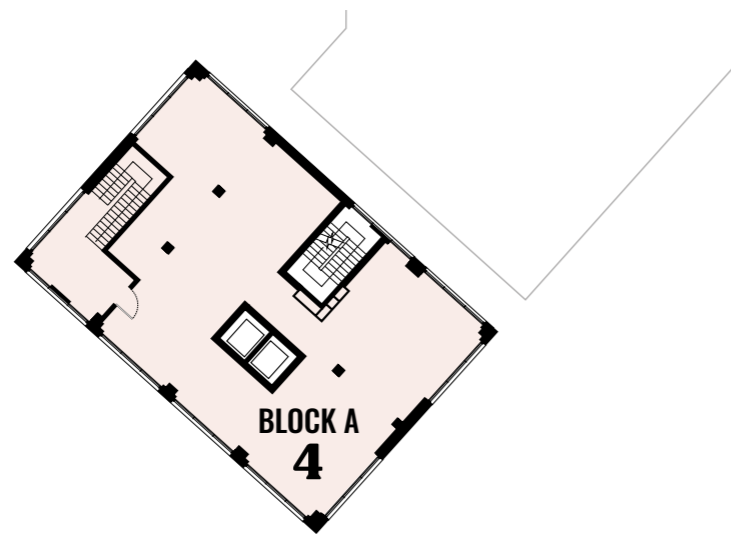
CONVERTED ARCHES

AVAILABLE FOR IMMEDIATE OCCUPATION

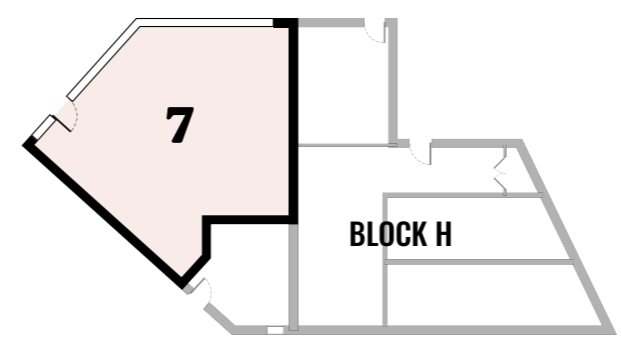
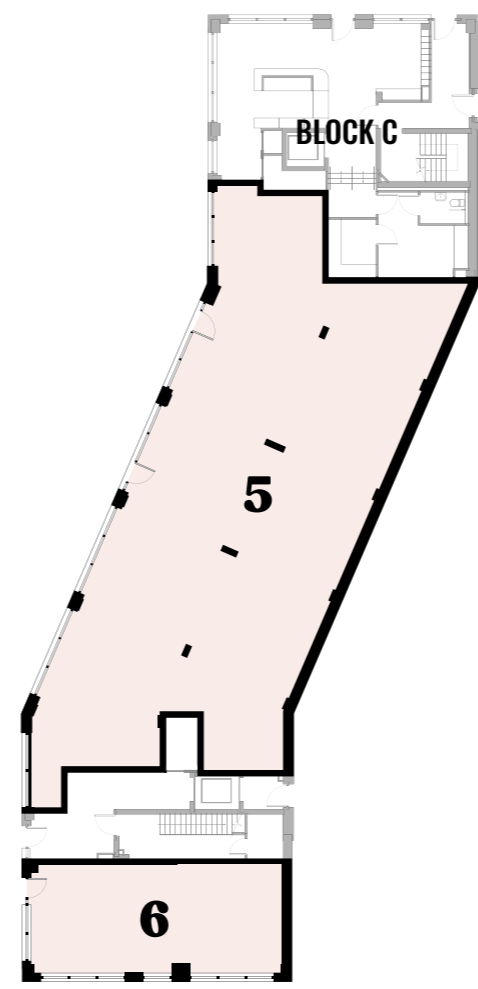
Computer enhanced image of Unit 3 depicted as a cafe/restaurant.



FIRST FLOOR



Units are available finished to shell and core.
Further fit out may be considered subject to negotiation.



GROUND FLOOR

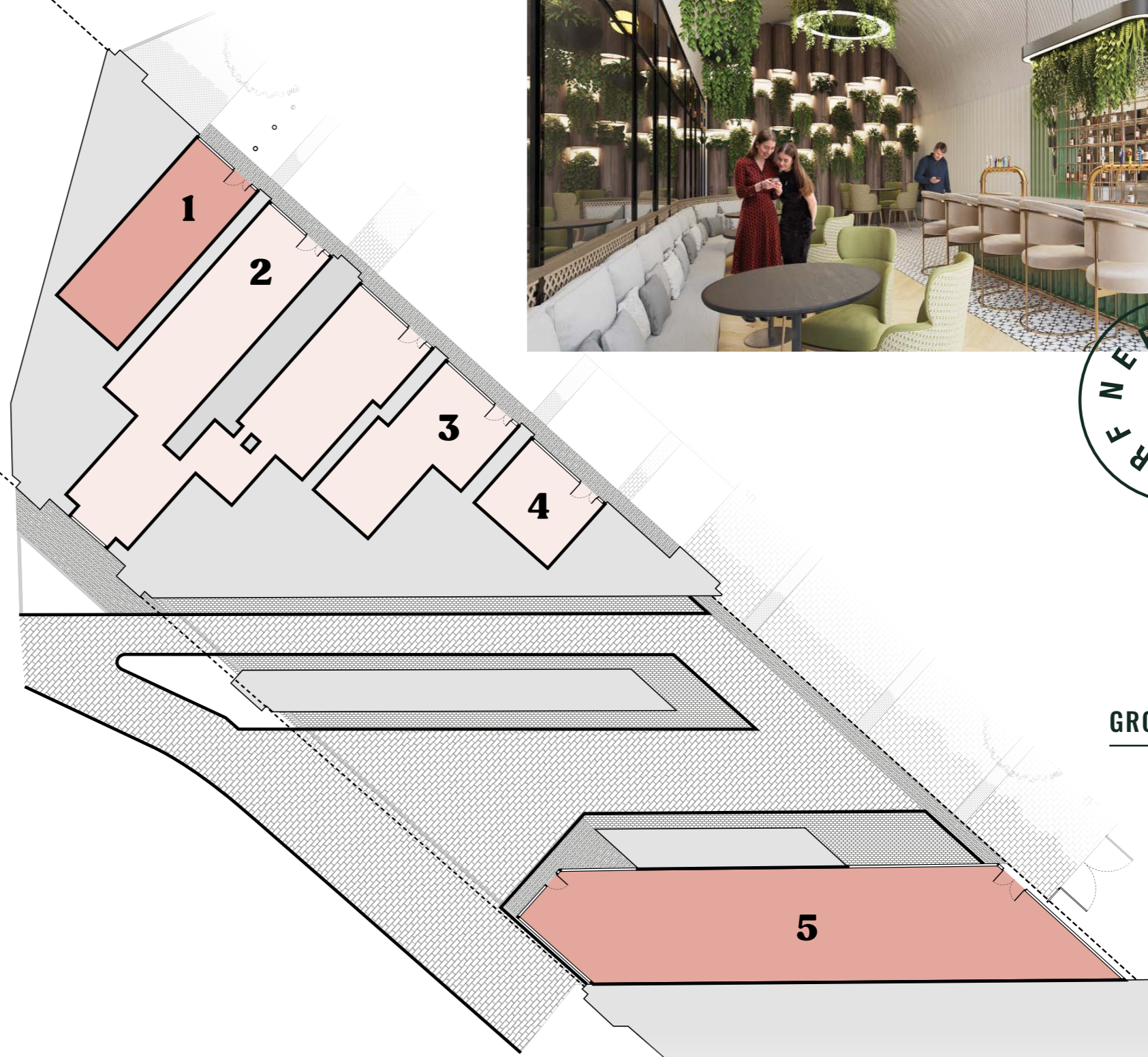
UNIT	FLOOR	SQ.FT	SQ.M	AVAILABILITY
1	Ground	1,222	113.53	LET
2	Ground	1,943	180.51	LET
3	Ground	890	82.68	AVAILABLE
4	Ground	1,044	97.01	AVAILABLE
	First	2,174	202.00	LET
5	Ground	3,654	339.00	LET
6	Ground	694	64.47	LET
7	Ground	1,076	100.00	LET

UNITS 1-7

Computer enhanced image of Arch 1 depicted as a bar/taproom.



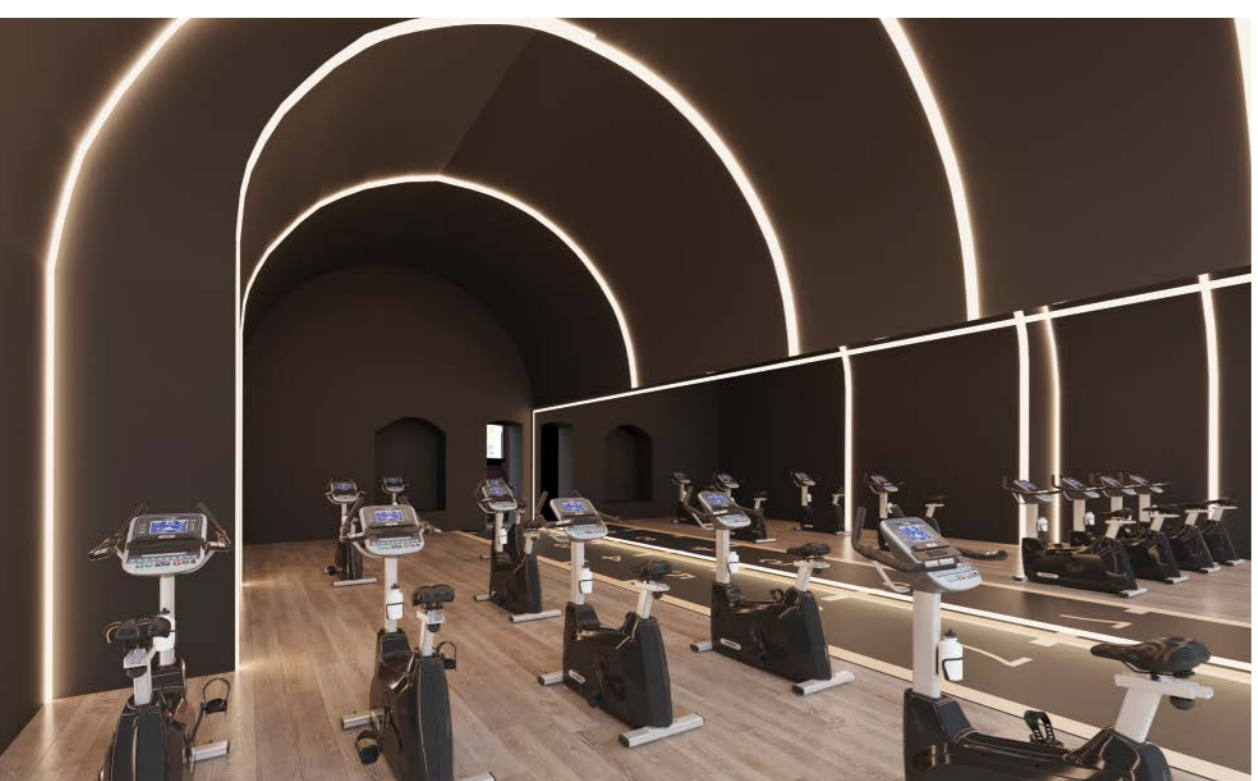
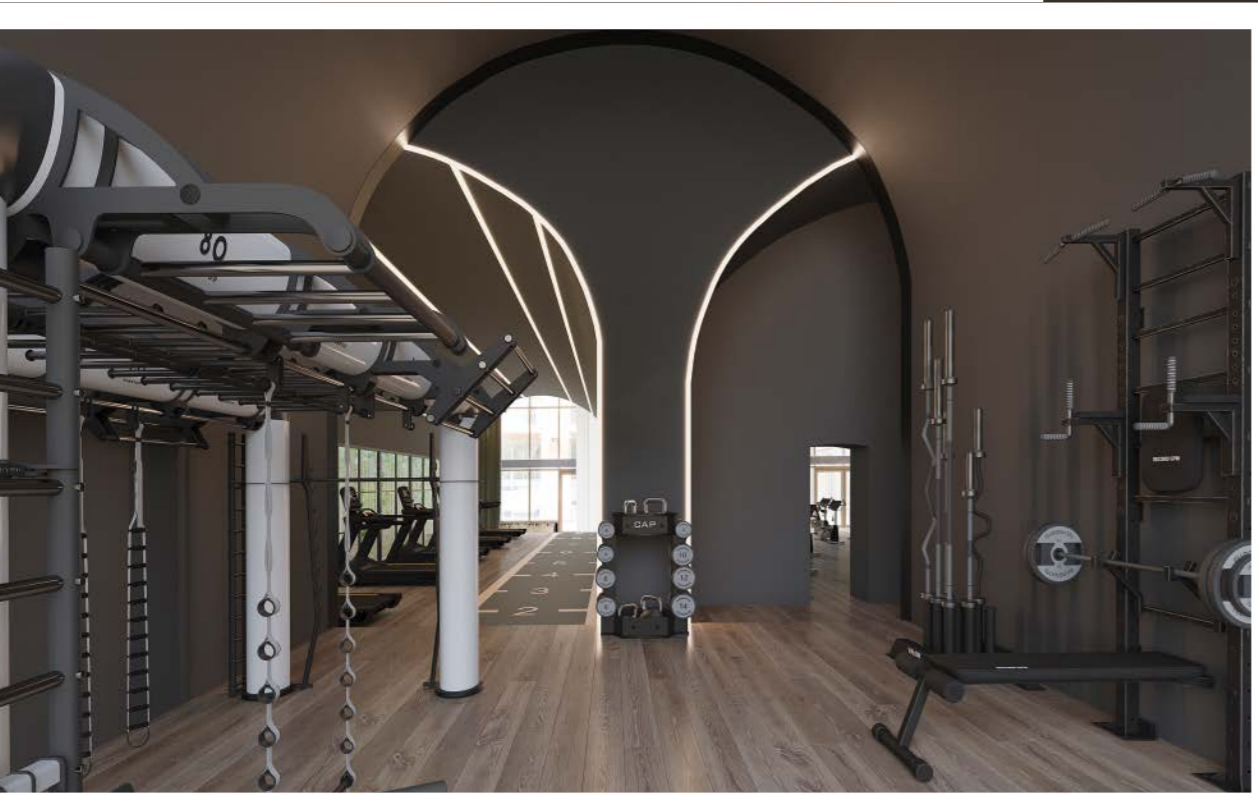
Units are available finished to shell and core.
Further fit out may be considered subject to negotiation.



GROUND FLOOR

UNIT	FLOOR	SQ.FT	SQ.M	AVAILABILITY
1	Ground	807	74.97	AVAILABLE
2	Ground	2,390	222.04	LET
3	Ground	732	68.01	LET
4	Ground	398	36.98	LET
5	Ground	2,702	251.02	AVAILABLE

ARCHES 1-5



ARCH 2 (2,390 SQ.FT)

Computer enhanced images depicting use as a gym.

DEPTFORD

an expanding growth zone fuelled by new & future development

RESIDENTIAL DEVELOPMENT WITHIN

400 METRES

of Neptune Wharf
2020 - 2024:

Pipeline, under construction or completed homes

3,350

POTENTIAL FOR UP TO

7,500 NEW RESIDENTS

— within 400 metres —

RESIDENTIAL DEVELOPMENT WITHIN

1,200 METRES

of Neptune Wharf
Proposed Pipeline:

New homes over medium term

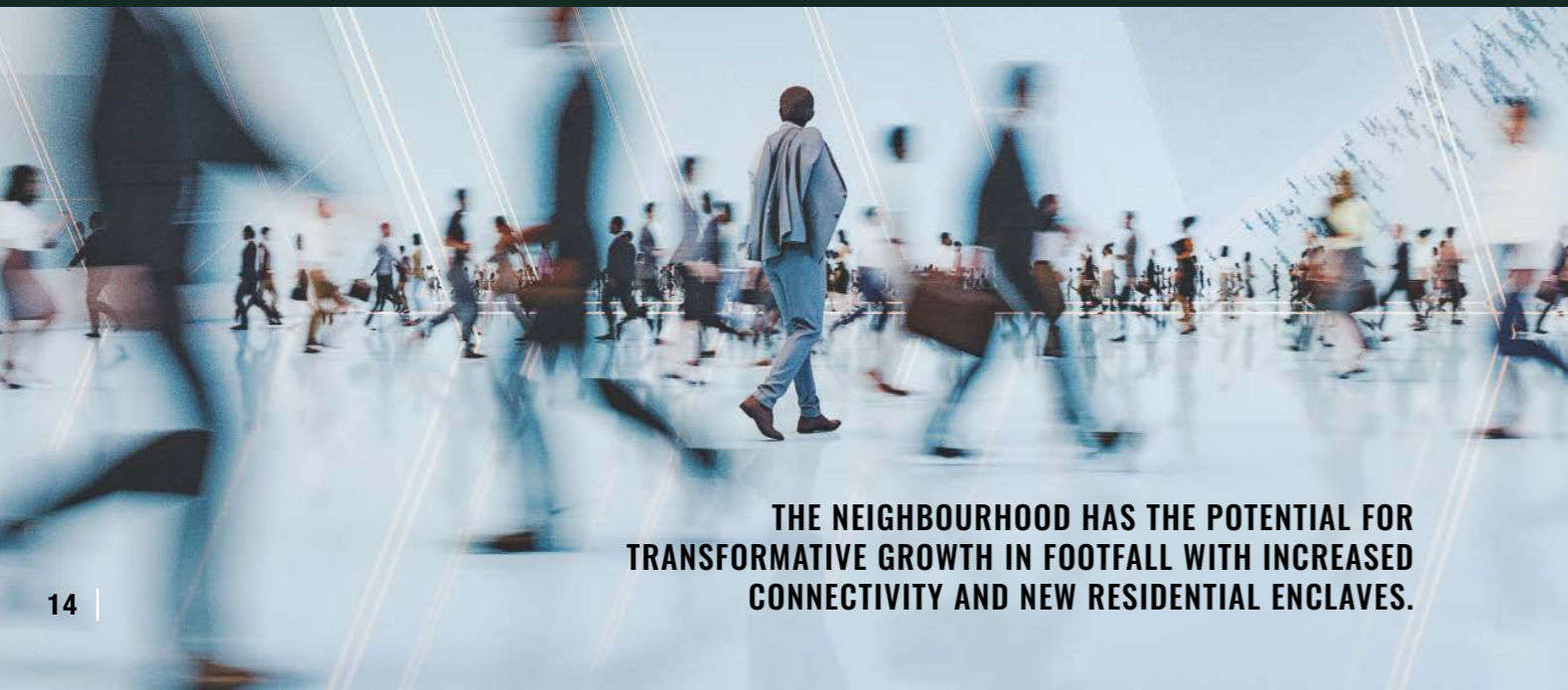
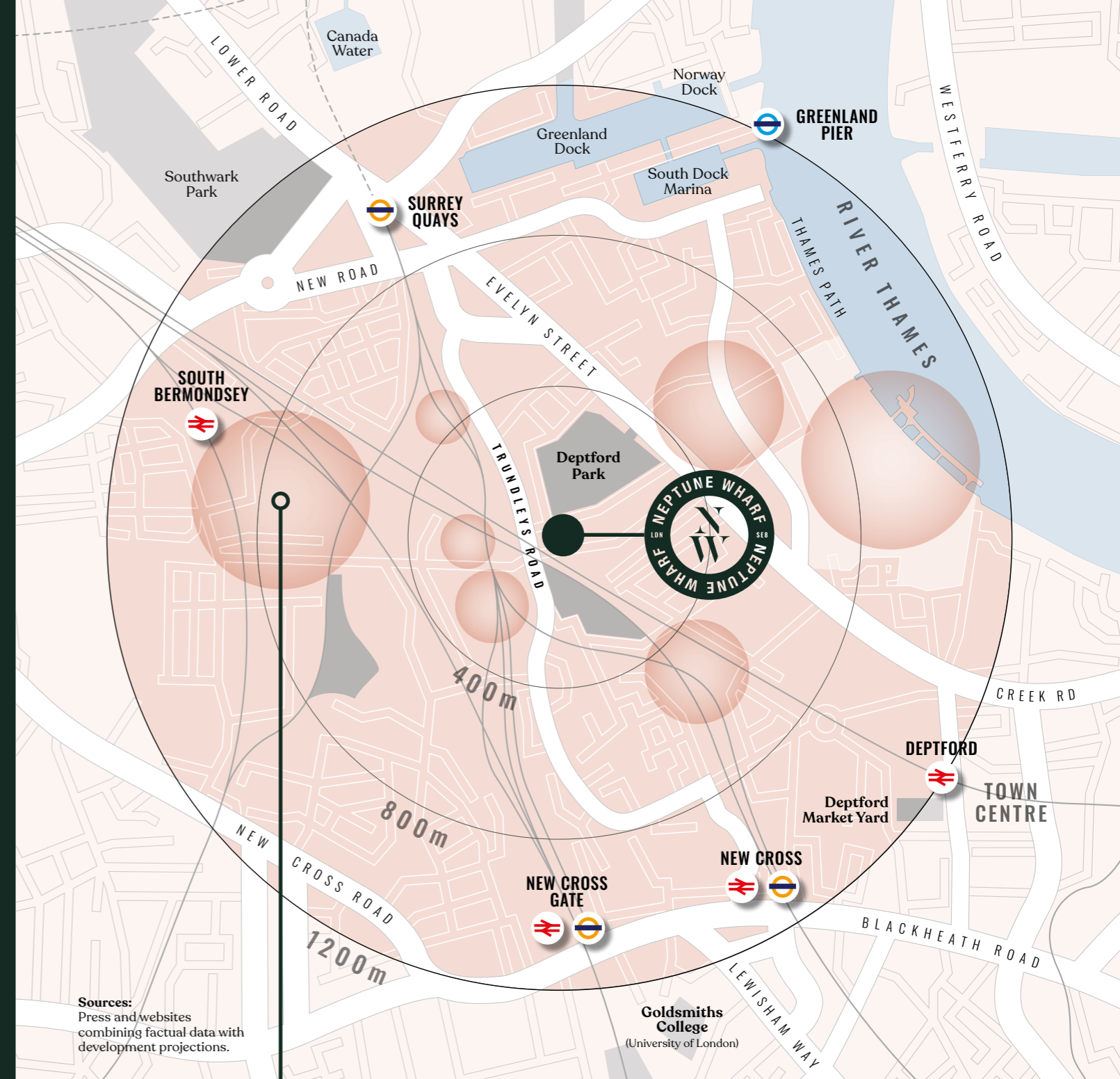
10,500

POTENTIAL FOR UP TO

29,000 NEW RESIDENTS

— within 1,200 metres —

Sources:
Press and websites combining factual data with development projections.








THE NEIGHBOURHOOD HAS THE POTENTIAL FOR TRANSFORMATIVE GROWTH IN FOOTFALL WITH INCREASED CONNECTIVITY AND NEW RESIDENTIAL ENCLAVES.

SOUTH BERMONDSEY REGENERATION MASTERPLAN

The New Bermondsey Plan is a proposed new £1.9 billion 30 acre redevelopment to transform the industrial area surrounding Millwall's home football ground 'The Den'.

THE PHASED 15 YEAR SCHEME IS PROPOSED TO INCLUDE:

-  A new London Overground station.
-  A new sports hub.
-  Millwall FC stadium expansion.
-  Extensive new public realm.
-  Up to 8,700 new residents.

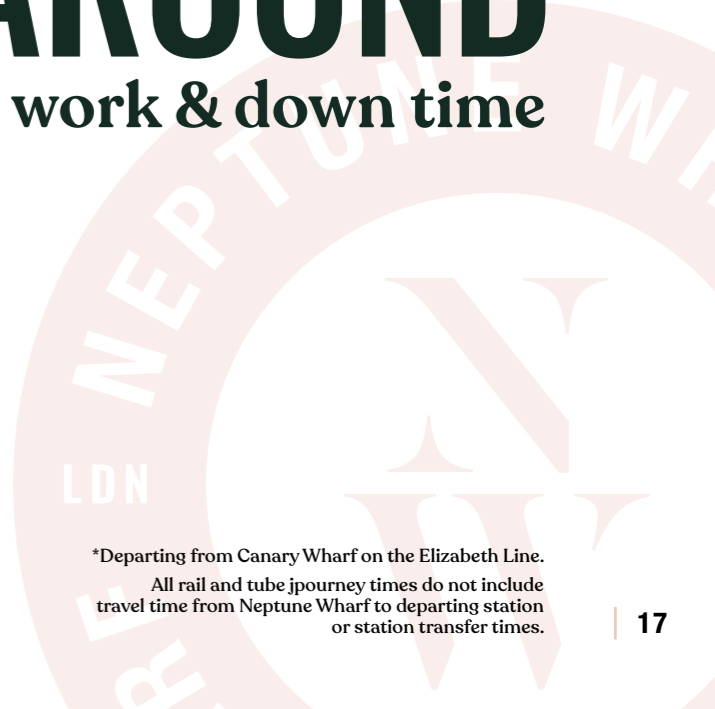


Travel Times

DESTINATION	MINS
Deptford Park	1
Folkstone Gardens	3
South Dock Marina	9
Greenland Pier	7
Deptford Market Yard	7
Greenwich Village	13
London Bridge	7
The Shard	10
The City	12
Canary Wharf	6
Crossrail Place	13
The West End*	13
London Heathrow*	39

GETTING AROUND

work & down time



*Departing from Canary Wharf on the Elizabeth Line.
 All rail and tube journey times do not include travel time from Neptune Wharf to departing station or station transfer times.

**CONNECT TO THE CAPITAL'S
ENTIRE TRANSPORT
NETWORK IN MINUTES**





Deptford Street Market



Today, Deptford High Street and Market Yard are not only the beating heart of a thriving community but attracting people from beyond the neighbourhood - transforming Deptford Market Yard into a gateway location for South East London... so much, so deceptively close to Neptune Wharf.

DEPTFORD TODAY

LOCALE SUMMARY:

-  MARITIME HERITAGE
-  PRIME LOCATION
-  FAST CONNECTIVITY
-  STREET MARKETS
-  LEADING ARTS SCENE



Deptford Market Yard

A VIBRANT LOCALITY & lifestyle

“ THE LONDON HIGH STREET VOTED ONE OF THE WORLD’S COOLEST

BBC on Deptford Market Yard

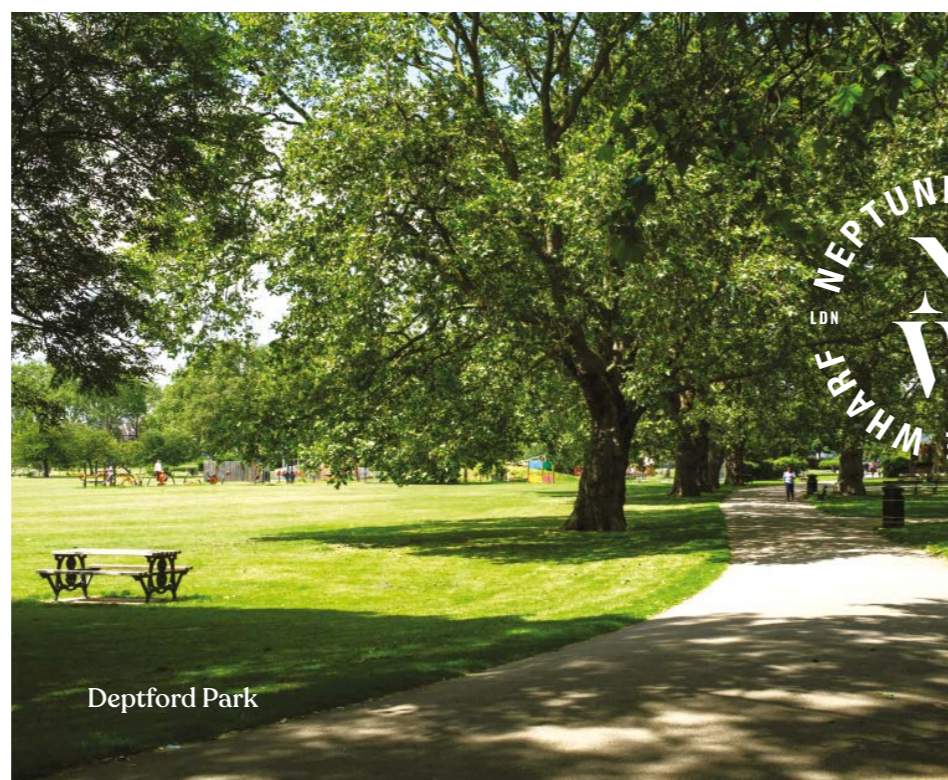
“ THE MOST ALIVE STREET IN LONDON

Time Out Magazine

-  VIBRANT NIGHTLIFE
-  FINE FOODIE HAUNTS
-  EXCELLENT EDUCATION
-  CULTURAL CENTRE
-  CLOSE TO MARINAS
-  RIVERSIDE WALKS
-  YOUNG POPULATION



Greenland Dock



Deptford Park

Neptune Wharf is situated directly opposite the 17 acre green expanse of Deptford Park.



NEPTUNE WHARF

GRINSTEAD ROAD • DEPTFORD • LONDON • SE8 5FL

NEPTUNE WHARF

FOR FURTHER DETAILS PLEASE CONTACT

KALMARs

COMMERCIAL

020 7403 0600

KALMARS.COM

All properties are offered subject to contract and availability. These particulars are compiled with care to give a fair description and are believed to be correct at time of going to print (July 2024) but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source tfl.gov.uk, google.co.uk and crossrail.co.uk. Interior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure is subject to copyright owned by Calliard Homes and cannot be reproduced in any way without prior written consent.

V5 DECEMBER 2025