

NEPTUNE WHARF

LDN · SE8

TO LET

NEW FLEXIBLE COMMERCIAL SPACE

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



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.

THE LOCATION

at a glance

-  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.**

UNIT	LET	ARCH	LET
1	Grip Golf	2	Earth Space Gym
2	Budgens	3	Rivals Gaming
5	Members Club		
6	Beauts by D		

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.



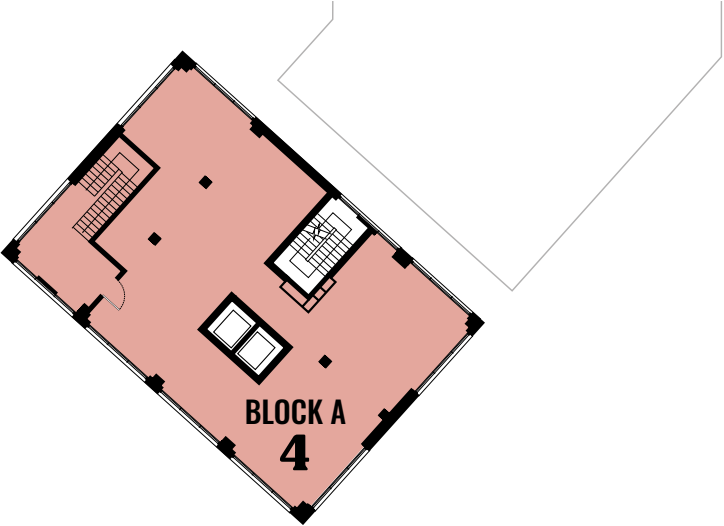
NEW BUILD UNITS

AVAILABLE FOR IMMEDIATE OCCUPATION

CONVERTED ARCHES

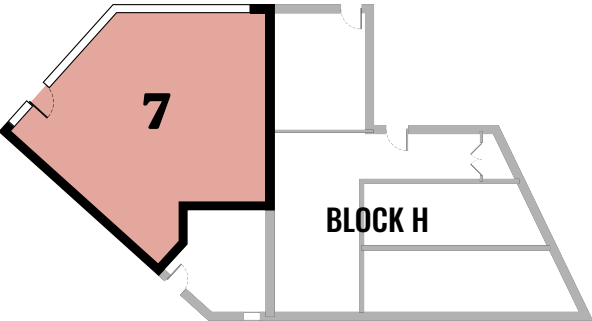
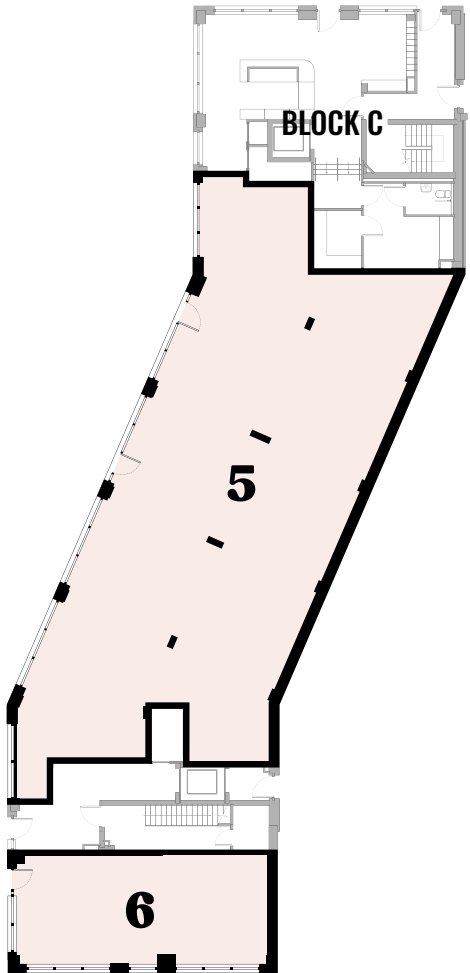
AVAILABLE FOR IMMEDIATE OCCUPATION

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 First	1,044 2,174	97.01 202.00	AVAILABLE AVAILABLE
5	Ground	3,654	339.00	LET
6	Ground	694	64.47	LET
7	Ground	1,076	100.00	AVAILABLE

UNITS 1-6

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.

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	AVAILABLE
5	Ground	2,702	251.02	AVAILABLE



GROUND FLOOR

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

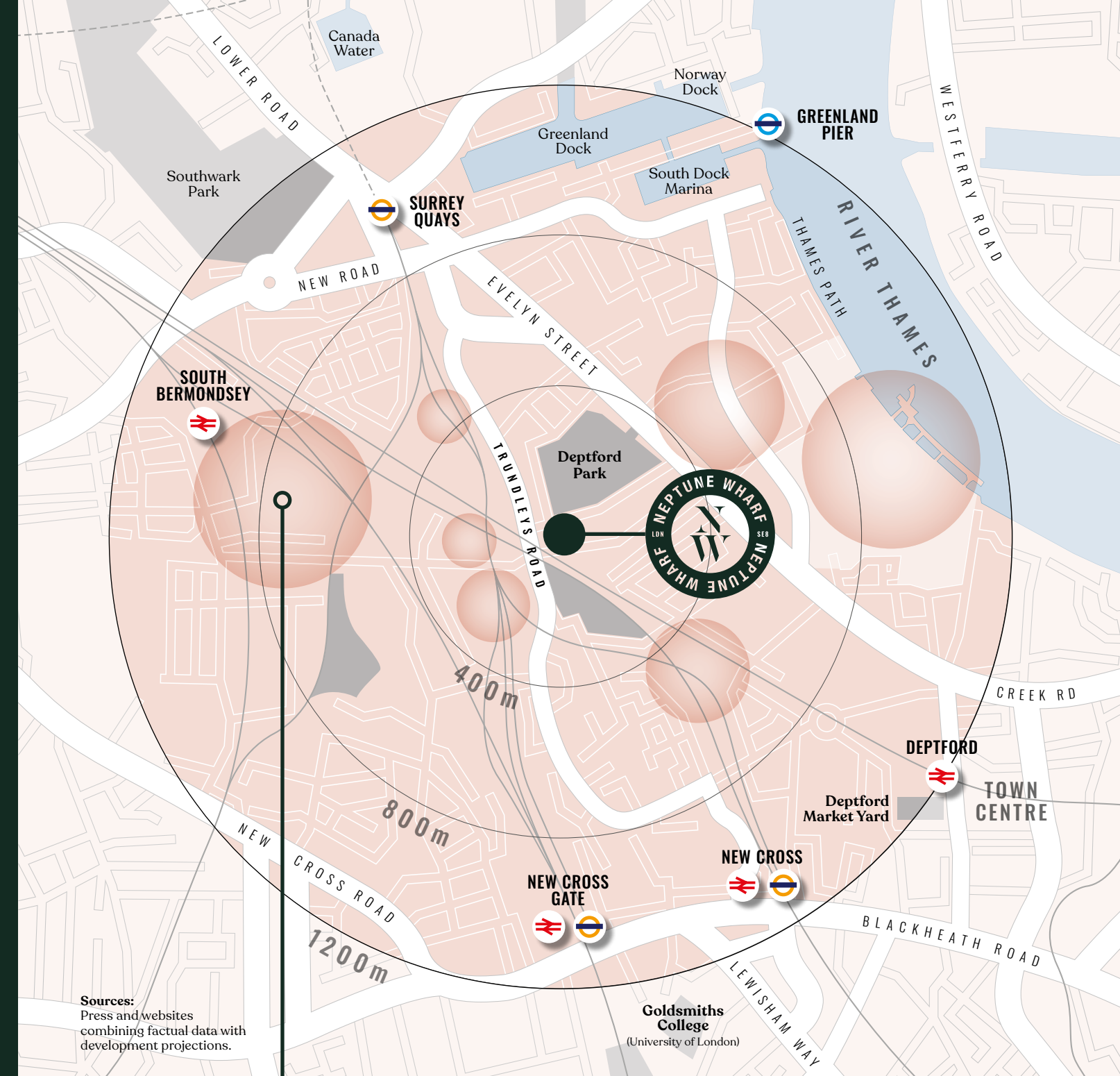
10,500

POTENTIAL FOR UP TO

29,000 NEW
RESIDENTS

— within 1,200 metres —

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



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.
- Extensive new public realm.
- Millwall FC stadium expansion.
- Up to 8,700 new residents.

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



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**





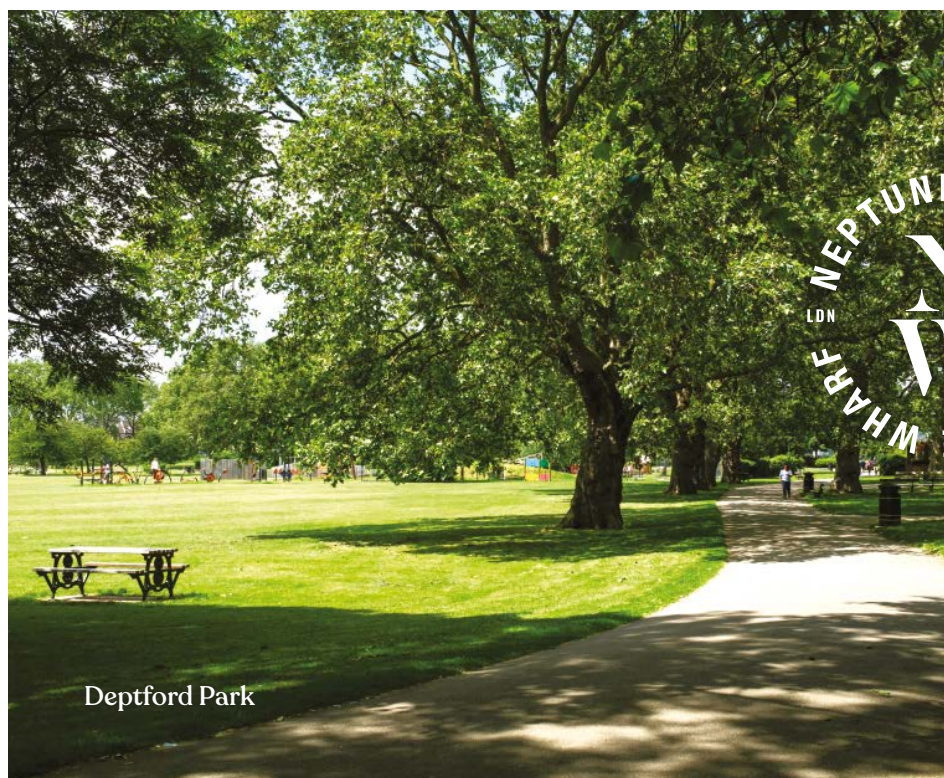
Deptford Street Market



Deptford Market Yard



Greenland Dock



Deptford Park



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.

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

DEPTFORD TODAY

LOCALE SUMMARY:

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

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

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

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V3 AUGUST 2025