

CAMBERWELL WORKS

LONDON SE5

A rare opportunity to acquire from 5,000 to
79,000 sq ft in multi-use undercroft space



REDCAR STREET - CGI IMAGE



POTENTIAL USE - OFFICE CGI IMAGE

THE SPACE

Camberwell Works comprises three undercrofts, beneath 1960's residential housing, located within the side streets between Camberwell New Road and Camberwell Road, Camberwell, SE5. The space was previously occupied for storage as well as private car parking.

The units are approximately 2.5 miles from both the West End and the City, making it an ideal location for businesses looking to service central London and the surrounding areas.

The property can be delivered in shell and core condition to create a working environment that suits a number of different uses including offices, gyms, workshops, storage units, e-parking and more. The landlord is open to discussions for them to complete the fit out.

KEY FEATURES

Unique opportunity

2.5 miles from central London

Spacious open-plan layout

Flexible units and use classes

Long term lease available

STREET	SQ FT	SQ M
Redcar Street - SE5 ONA	21,000	1,951
Toulon Street - SE5 OTT	28,000	2,601
Sultan Street - SE5 OXG	30,000	2,787
Total	79,000	7,339

Measurements are approximate gross internal areas

VIEW LOOKING NORTH FROM CAMBERWELL

ELEPHANT & CASTLE

THE WALKIE TALKIE

THE GHERKIN

THE SHARD

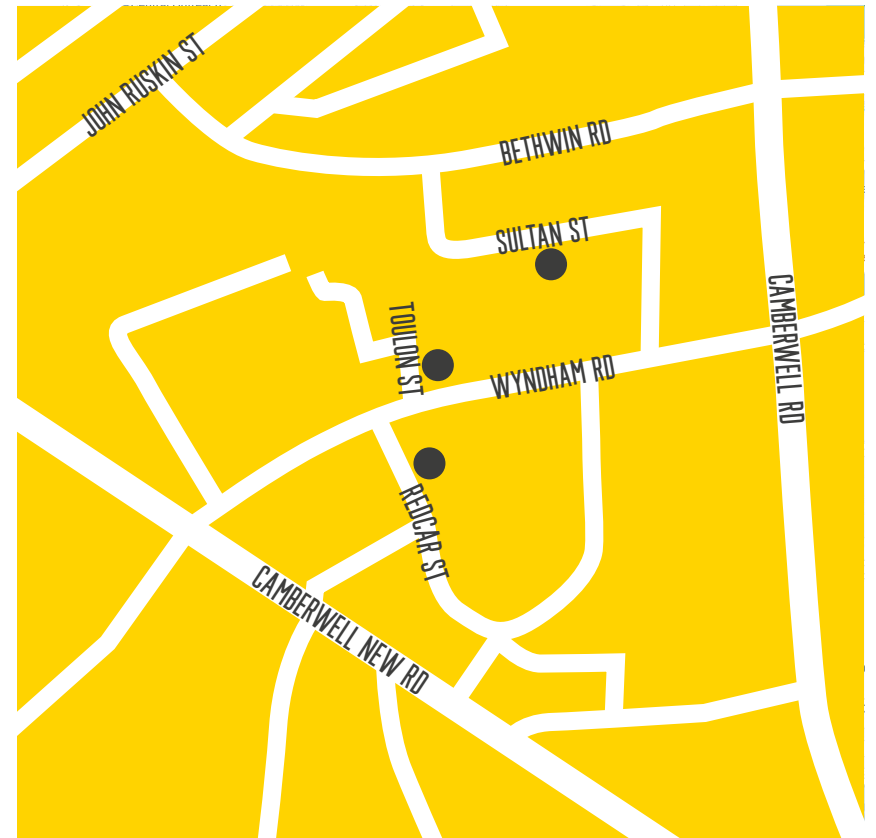
THE WEST END

TOULON STREET

SULTAN STREET

REDCAR STREET





CONNECTIVITY

The Camberwell area is well serviced by bus routes, with 20 buses passing through Camberwell Green providing access into central, east and west London.



LOCATION

Sandwiched between Peckham, Clapham and Brixton, SE5 is a vibrant centre for arts and drama. It is becoming increasingly trendy as fashionable galleries, theaters and bars move in.



ALTERNATIVE USES

The use class for the property is currently listed as sui generis. However, the landlord and local council would consider a range of alternative uses, subject to a change of use application. Below are a range of potential uses:

- Food production for servicing catering and domestic demand
- Offices, studios or workshops
- Indoor sport, escape rooms and fitness centres
- Creche, nursery or day centre
- Electric car storage and servicing centre
- Self storage



Final mile delivery



Offices



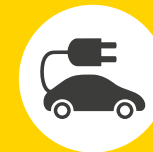
Gyms



Workshops



Storage units



E-parking



Dark kitchens



Competitive socialising



Immersive theatre



POTENTIAL USE:
GYM CGI



POTENTIAL USE:
E-PARKING CGI

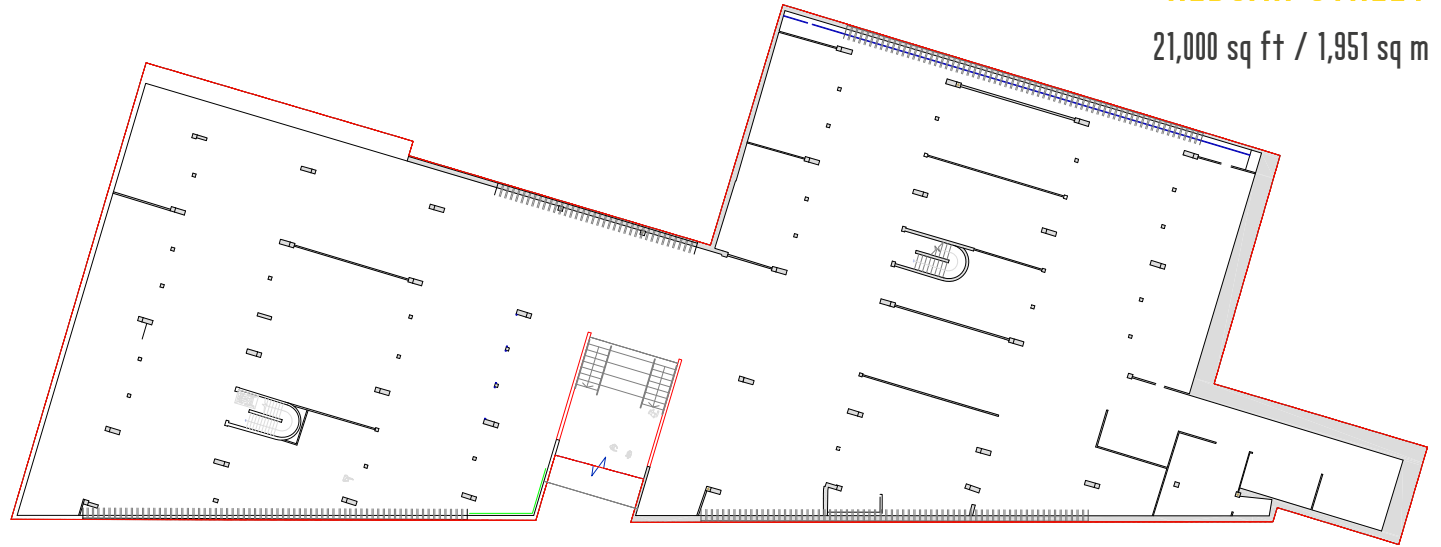


FLOOR PLANS

Please note plans are not to scale

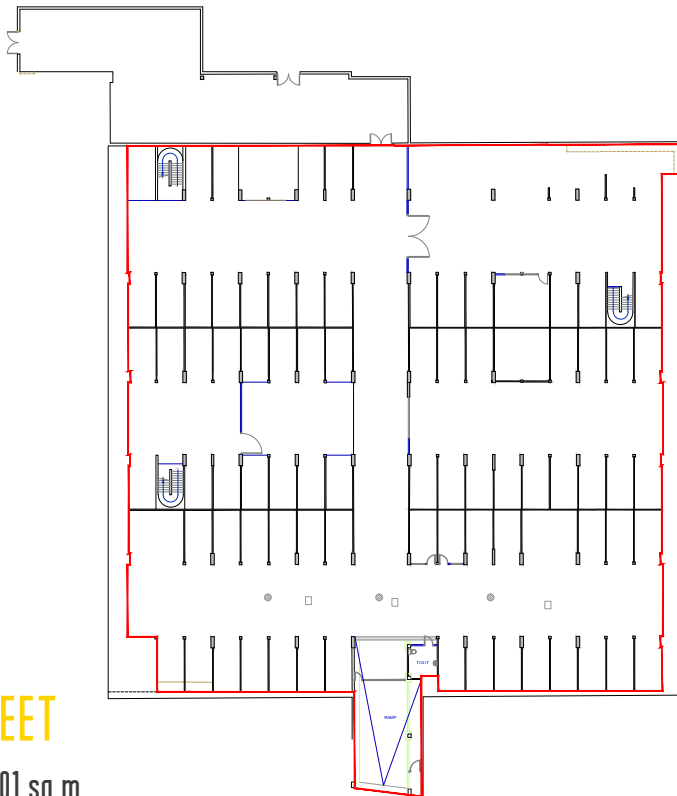
REDCAR STREET

21,000 sq ft / 1,951 sq m



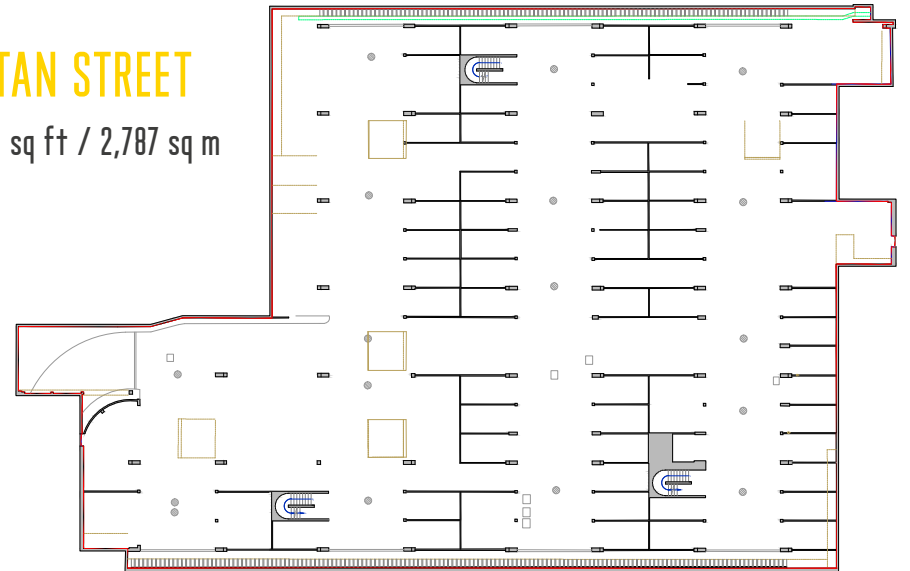
TOULON STREET

28,000 sq ft / 2,601 sq m



SULTAN STREET

30,000 sq ft / 2,787 sq m



CONTACT US

TENURE: New flexible leases can be granted for up to 50 years subject to a mutual break at 25.

TERMS: Economic rental terms are available on application, or the current lease can be sold.

KALMARS
COMMERCIAL



PIERS HANIFAN

Direct Line: 020 7234 9446

Mobile: 07966 096 813

Email: piersh@kalmars.com

SCOTT BEBBINGTON

Direct Line: 020 7234 9449

Mobile: 07792 304652

Email: scottb@kalmars.com

RICHARD KALMAR

Direct Line: 020 7234 9440

Mobile: 07973 288 498

Email: richardk@kalmars.com

KALMARS: 020 7403 0600

VINCENT CHEUNG

Direct Line: 020 3757 8571

Mobile: 07736 880310

Email: vc@unionstreetpartners.co.uk

MARK FISHER

Direct Line: 020 3757 7777

Mobile: 07899 895710

Email: mf@unionstreetpartners.co.uk

JONATHAN CHEUNG

Direct Line: 020 3757 8572

Mobile: 07706 357863

Email: jc@unionstreetpartners.co.uk

UNION STREET PARTNERS: 020 3757 7777

Important Notice: Union Street Partners & Kalmars Commercial and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Union Street Partners & Kalmars Commercial have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. November 2021.