

# Modern Industrial / Arch Unit

1,207 SQ FT (112.13 SQ M)

Colliers

To Let

## Unit 383 Denmark Road

Camberwell, Southeast London, London, SE5 9JR

- Arch Unit
- Close To Public Transport
- Three Phase Electric Supply
- 1 Level Access Door
- W/C Facility
- Fully fitted kitchen can be retained
- 200 sq ft rear yard
- ZONE 2 + 3 Location

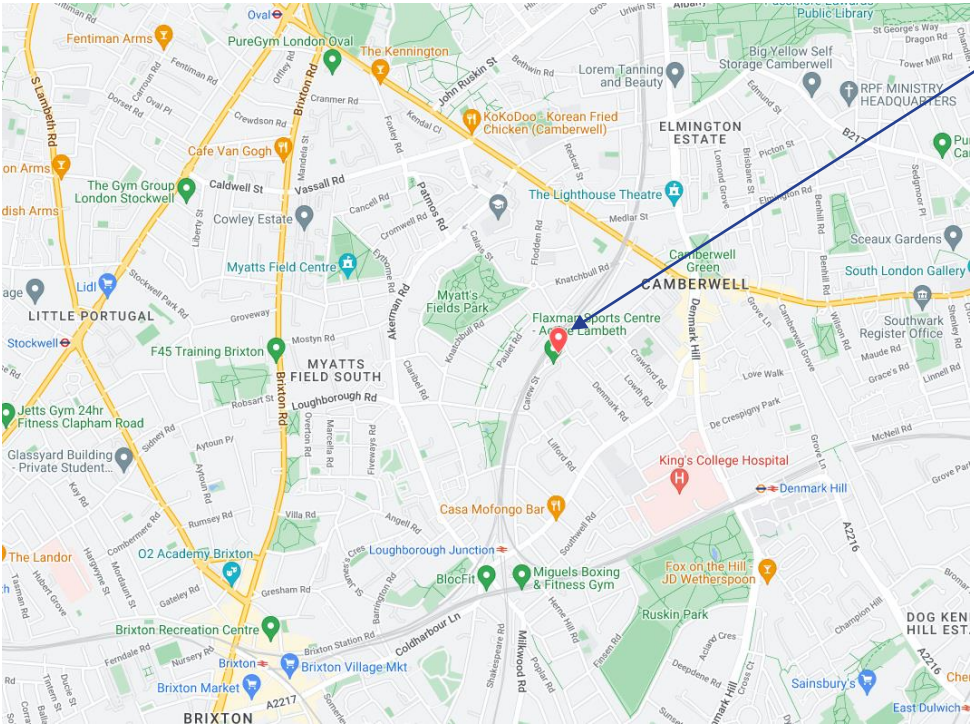
### Contact Us

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### Location

The Property is located in Camberwell, a stone's throw from both Loughborough Junction and Denmark Hill railway stations. The estimated walking time to the station is 10 minutes. Sitting in a Zone 2 location, the unit is in close proximity to central London, and a substantial population centre.

### Description

Unit 383 is an Arch Unit fitted out at present as a dark kitchen. There is 1 level access door to the front of the unit and an external door at the rear accessing the 200 sq ft yard. There is an opportunity to either remove or retain the internal fit out.

### Terms

Upon application.

### Business Rates

Available on request.

### Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

### EPC

A copy of the EPC is available on request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

All prices and other costs quoted exclusive of VAT.

### Areas (GIA)

Unit 3	SQ FT	SQ M
Warehouse/Production	1,207	112.13
<b>TOTAL GIA</b>	<b>1,207</b>	<b>112.12</b>



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### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.