

**TO LET**

**1 & 2 , CAMBERWELL PASSAGE ,  
CAMBERWELL, LONDON, SE5 0AU**

**2,300 - 6,704 SQ FT (214 - 623 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600





## LOCATION:

The development overlooks Camberwell Road and Camberwell Green and is located right beside a popular bus stop offering great exposure to the passing traffic and pedestrian trade. Camberwell's town centre, on the junction of Denmark Hill and Camberwell New Road, provides the main retail destination for the local area. The crossing of high streets has a variety of grocery stores; national and independent, local amenities and pubs and renowned restaurants.



## DESCRIPTION:

The unit has a large window frontage and ample ceiling height, with approximately two thirds of the unit having been recently fitted out to a high standard, particularly for retail use. The last third is in shell condition, is rectangular in shape and can potentially benefit from a shared designated loading bay to the rear of the building.

Our client is open to assigning the lease, or subletting a minimum of one third of the total space.







**SIZE: 2,300 - 6,704 Sq Ft**

(214 - 623 Sq M)



**RENT: Price on Application**



**COSTS:**

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



**CONTACT:**

Farah Mohamed

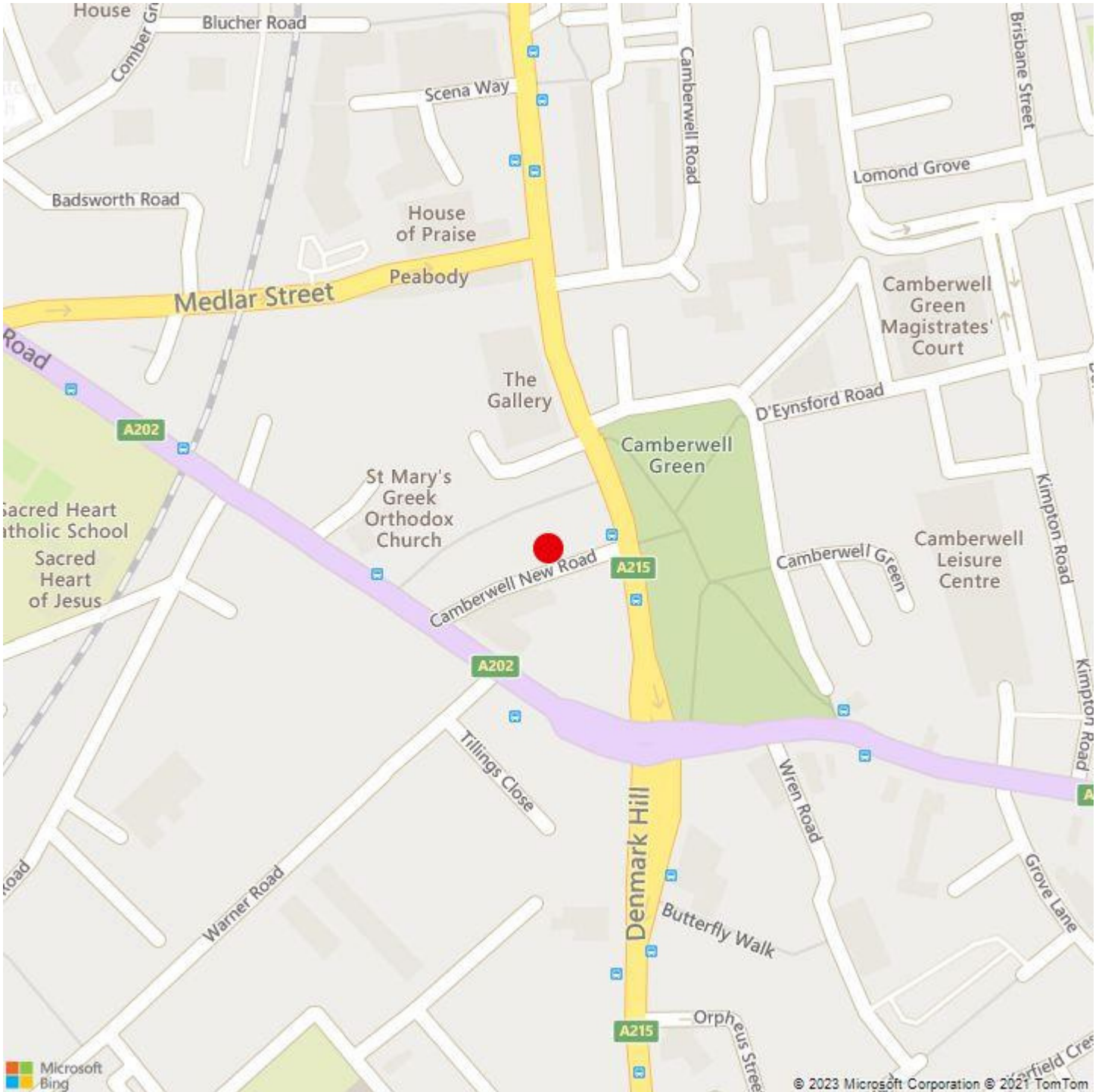
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**KALMARs**

SOUTH LONDON'S LEADING AGENTS

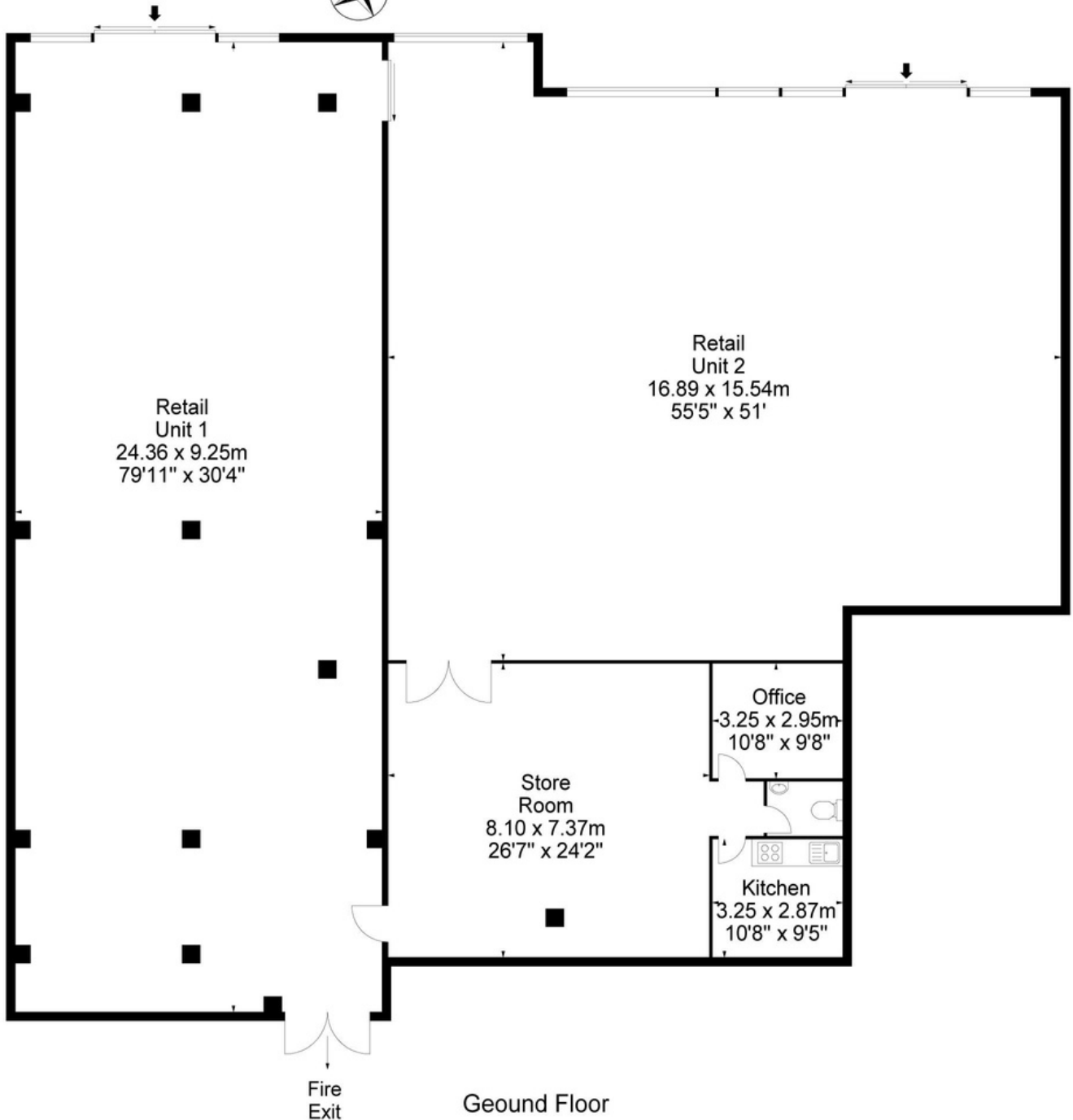


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# FLOOR PLAN

## Unit 1-2, Camberwell Passage, SE5

Approx. Gross Internal Area \*  
6704 Ft<sup>2</sup> - 622.80 M<sup>2</sup>



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2023

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