

WAREHOUSE AND OFFICES TO LET

7,147 SQ FT (664 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



97 CAMBERWELL STATION ROAD, LONDON, SE5 9JJ

LOCATION:

The property is located at the south end of Camberwell Station Road, positioning the property extremely well for businesses that require direct access to central London which is only 2.7 miles. The immediate locality comprises a mix of commercial (largely arches) uses including churches, MOT garages, skip hire and Camberwell bus garage and residential.

DESCRIPTION:

The site extends 0.142 acres, comprising of a ground floor warehouse and offices over ground, first and second floor. The general condition of the existing buildings is good, having been occupied by Five Star Catering as warehouse, storage and offices. There are various ways to access the property including the roller shutter entrance into the warehouse which is 5m high.





SIZE: 7,147 Sq Ft (664 Sq M)

FLOOR	SQ M	SQ FT
Ground	395.08	4,252
Mezzanine	174.51	1,878
First	43.21	465
Second	51.27	551
Total	664.07	7,147



RENT: £130,000 pa



COSTS:

RATES PAYABLE: Please refer to the Local Authority for information on rates

VAT: VAT is payable on the rent.

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



VIEWINGS:

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



CONTACT:

Piers Hanifan

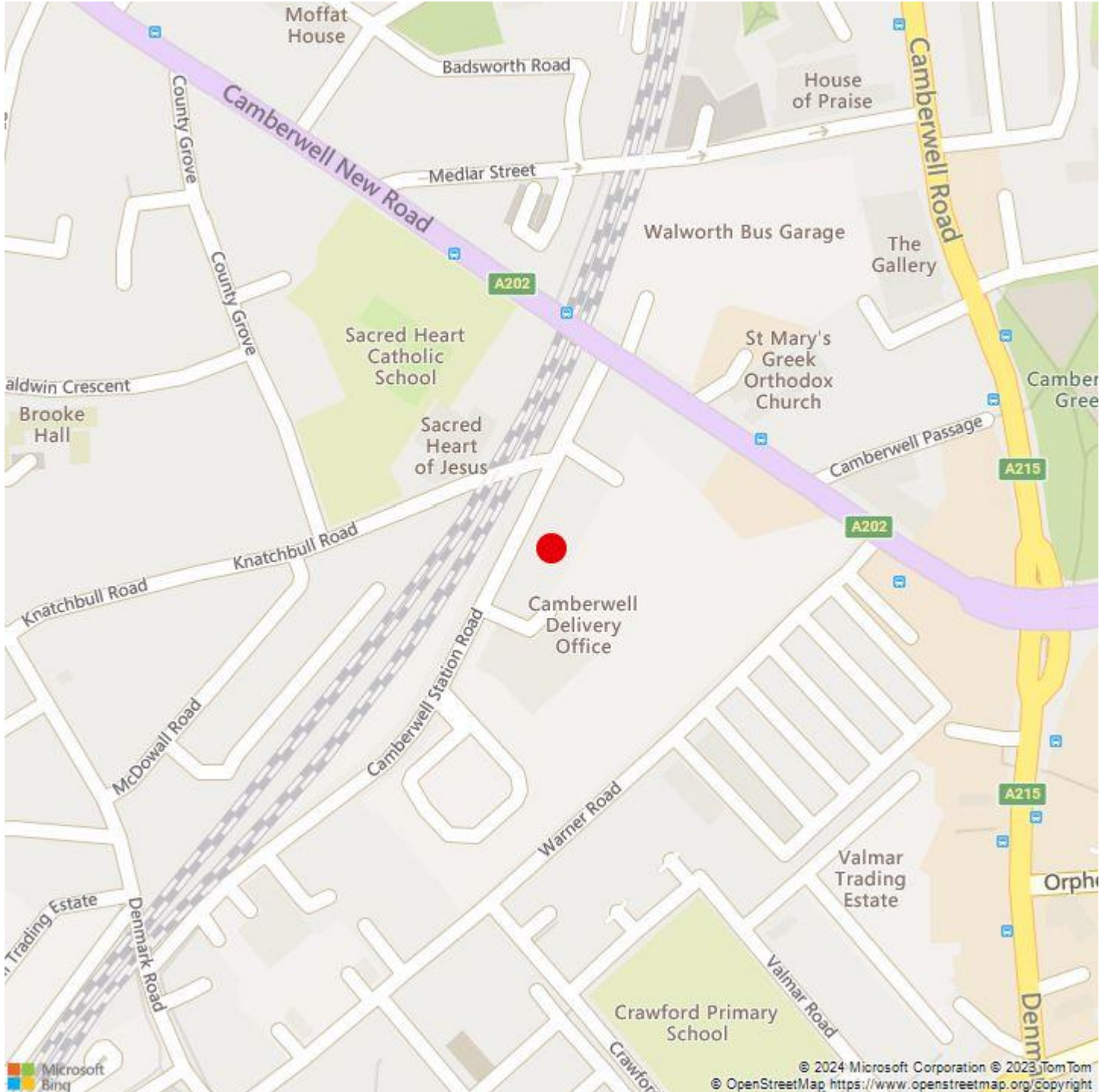
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SOUTH LONDON'S LEADING AGENTS



All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.



FLOOR PLAN

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