



305-310
**WYNDHAM
ROAD**

LONDON SE5 0UN /// square.hello.topic

TO LET
NEWLY REFURBISHED
LIGHT INDUSTRIAL UNITS
C.1,200 – 7,610 SQ FT

SPACE TO THRIVE @

305-310
WYNDHAM ROAD

NEWLY REFURBISHED LIGHT
INDUSTRIAL UNITS FORMING PART
OF WELL-ESTABLISHED BLUCHER
ROAD ESTATE.

Each features its own pedestrian access door, as well as new electric roller shutters built into brick infills and high-level aluminium glazed windows that provide ample natural light.

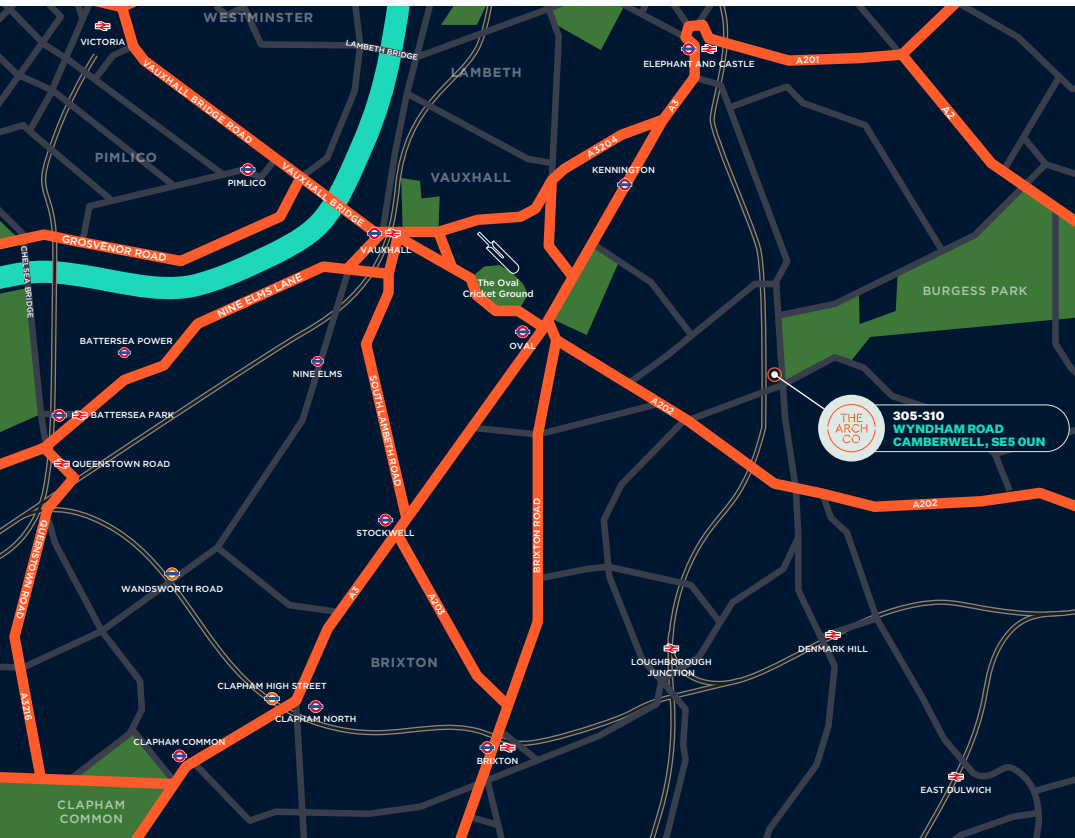
Available to let as a shell space, you're able to tailor your fit out to suit your unique business needs, with base specifications 3-phase power and DDA compliant WCs pre-installed. Each unit also comes with a designated refuse storage area.



LOCATION

LOCATED OFF WYNDHAM ROAD, THESE ARCHES ARE ACCESSED VIA WYNDHAM ROAD AND CAMBERWELL ROAD, OFFERING A GREAT OPPORTUNITY TO BE CENTRALLY LOCATED.

These units are closely located to the A202 giving great access into the heart of London. It also has great access to the Northern line & overground trains from Elephant & Castle.



TRAVEL TIMES

Kings College Hospital



8 mins

Oval Cricket Ground



10 mins

Clapham North Underground Station



14 mins

Borough Market



17 mins

Oval Underground Station



19 mins

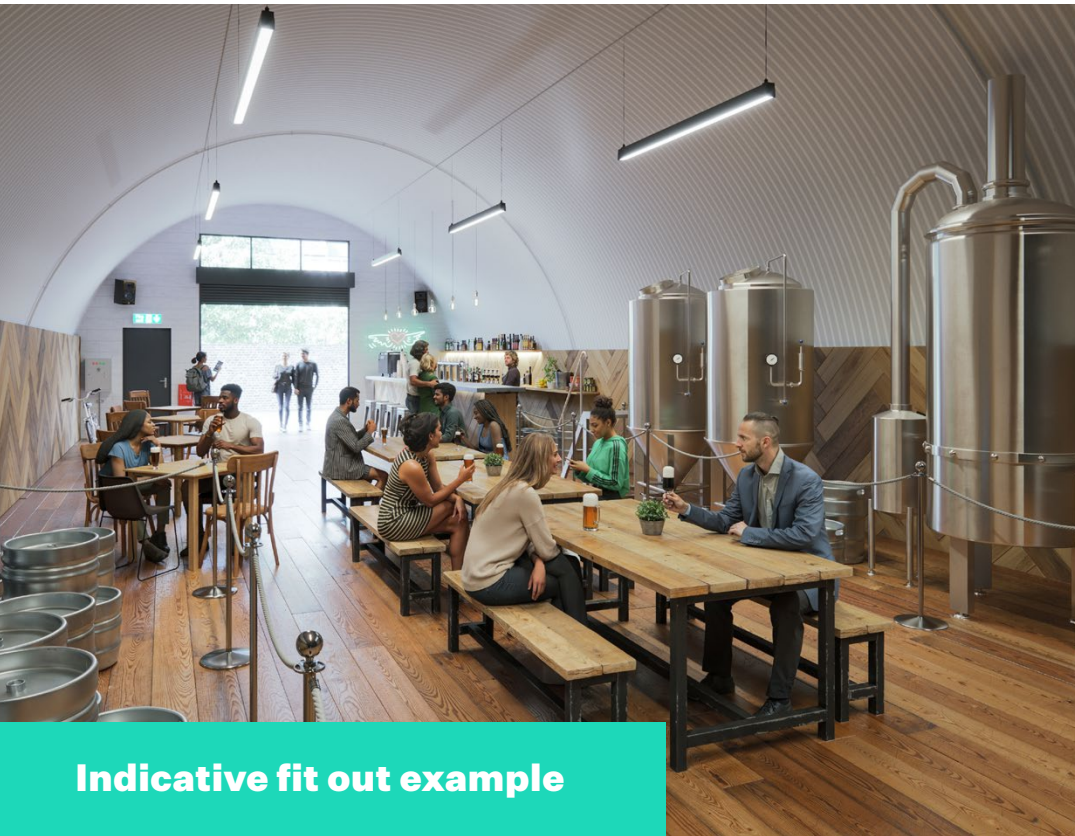
The City



27 mins

ACCOMMODATION

	SQ FT	RENT PA
UNIT 305	LET	
UNIT 306	LET	
UNIT 307	1,200	£24,000
UNIT 308	1,180	£24,000
UNIT 309	1,300	£24,000
UNIT 310	LET	



Indicative fit out example

SPECIFICATION



24/7
access



Vehicle
access



High level
glazing



Electric
roller shutters



WC
facilities



Concrete
flooring



LED
lighting



Water
supply



Pedestrian
access doors

COSTS PER ANNUM

Units	305	306	307	308	309	310
Rent	LET	LET	£24,000	£24,000	£24,000	LET
Service charge			£4,920	£3,000	£2,880	
Insurance*			£480	£480	£480	
Business rates*			£5,110	£5,110	£5,110	
Indicative total monthly costs			£2,450	£2,290	£2,280	

* To be confirmed, rough estimate.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting a 'B' rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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.

Particulars issued November 2025.



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