



BOOK AID INTERNATIONAL, 39-41 COLDHARBOUR LANE, LONDON, SE5 9NR

Opportunity to acquire a warehouse and offices with development potential,
subject to planning permission



DELIVERIES
→



BOOK
PARKING
ONLY

Highlights

- Warehouse with ancillary offices and a secure yard
- Located in Camberwell, southeast London approximately 3.5 miles south east of Central London
- 1.2 miles from Brixton, 1.5 miles from Peckham, 2 miles from Vauxhall, 2 miles from Elephant and Castle
- Use Class B8 (Storage and distribution)
- Freehold subject to short term leaseback for relocation
- Gross Internal Floor Area (GIA) of 992 sqm (10,683 sq ft)
- Site area of c. 0.29 acres
- Potential for continued distribution/light industrial use with significant development potential for alternative residential and commercial uses, subject to planning permission
- The property would be suitable for residential redevelopment for private, affordable or key worker housing in connection with the neighbouring Kings Hospital



LOCATION

The property is located in Camberwell in the London in the Borough of Lambeth. It is approximately 200 metres from Camberwell's main commercial centre, offering all amenities and connections to wider London.

Kings Hospital adjoins the site to the south, offering significant potential for complementary development including key worker housing.

Denmark Hill railway station is 500 metres to the south east, offering services to Clapham Junction in 13 minutes and services to London Victoria in 23 minutes. Brixton and Oval underground stations are within east reach to the north west, both approximately 2 kilometres/20 minutes' walk or a short bus ride away.

Coldharbour Lane leads north to Camberwell Green, where it meets the A202, leading east to Peckham and wider south east London and leading north west towards Oval, Vauxhall and central London. The A23 Brixton Road is located 0.9 mile to the west, leading south out of London and connects to the Vauxhall interchange which meets the A3 and A202.

The property is thus well-suited for continued last mile distribution.



DESCRIPTION

The property comprises two main elements, the two storey front offices, fronting onto Coldharbour Place and the warehouse, extending to the south. The warehouse is currently used for the storage and distribution of books for a UK registered charity, and is linked to the ancillary offices used for administration.

The warehouse comprises a steel portal frame building with brick and block elevations and a corrugated, metal profile roof with parapet. Internally it comprises a concrete floor, insulated ceiling and fluorescent lights. There is mezzanine storage and a toilet block to the south end. To the north west is the loading bay and shutter doors leading to a secure yard with gated access from Coldharbour Lane.

The main offices are understood to be 1950s and are built of brick elevations over two storeys, under a flat felt roof with parapet. Windows are mainly UPVC double glazed modern replacement casements. Internally the building comprises the main entrance, managers office and packing/loading room at ground floor level. This area links directly to the warehouse. The first floor provides a board room, meeting room, offices, server room, store room and WCs.

The eaves height is 3.25 meters.

Coldharbour Place, adopted highway, runs the north and rear of the site.

The neighbouring property at 43/45 Coldharbour Lane (Ash-Shahada Housing Association) adjoins the property to the west, offering offices over two storeys. There is significant development potential to include this property within a wider redevelopment.

Accommodation

Accommodation	Floor Area (sq m) (GIA)	Floor Area (sq ft) (GIA)
Warehouse	570	6,140
Loading Bay	60	643
Main Building	362	3,899
Total	992	10,683

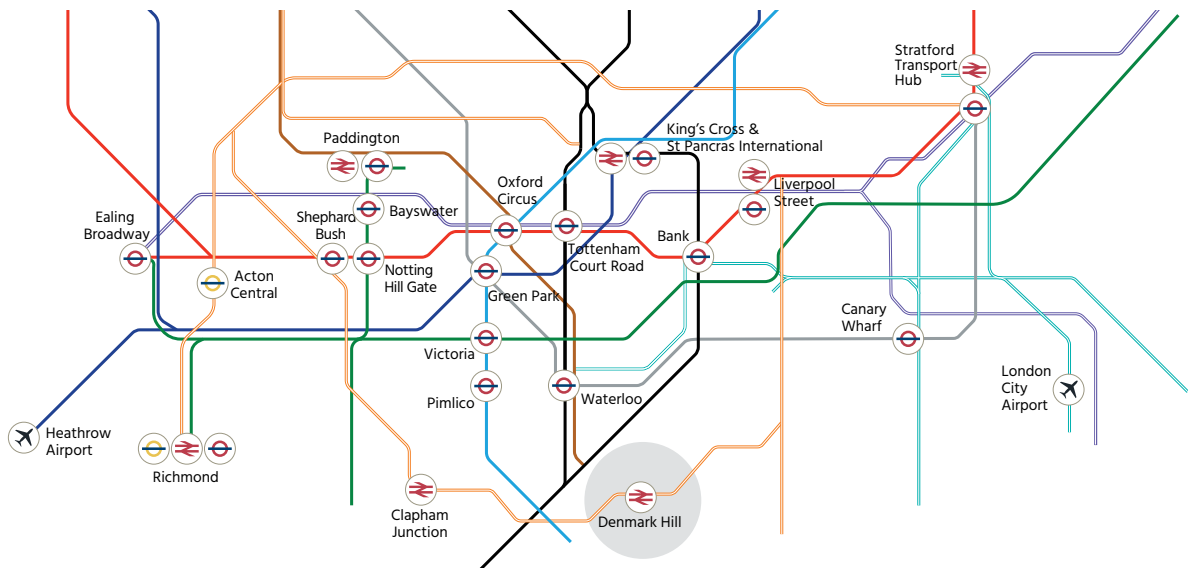
Accommodation	Floor Area (sq m) (NIA)	Floor Area (sq ft) (NIA)
Main Building	279	3,004
Total	279	3,004

We have scaled an Ordnance Survey map and calculate the total site area to be 0.116 hectares (0.287 acres).



Ordnance Survey © Crown Copyright 2024. Licence number 100022432.

CONNECTIVITY



Local destinations





PLANNING AND DEVELOPMENT POTENTIAL

The property is located within the London Borough of Lambeth. Lambeth can be contacted on 020 7926 1180 and planning@lambeth.gov.uk.

The property has historic planning permission for light industrial use which would be now classed as General Industrial Class B2. Based on the longstanding use as storage and distribution with ancillary offices, a case can be made for the use to fall within Class B8 (Storage and Distribution).

We are of the opinion that the property has significant development potential for a range of alternative uses, including residential or mixed commercial and residential use, subject to planning permission.

Any development could be in isolation or combined with the neighbouring property at 43/45 Coldharbour Lane. Purchasers should make their own enquiries in this respect. The Vendors are seeking unconnected and unconditional bids.

We consider there is the potential for redevelopment for a minimum of four storeys of development for residential or mixed use development.

Tenure

The property is offered freehold.

The Vendor has a preference for an 18-24 month leaseback at a peppercorn rent until alternative premises can be identified. They will covenant to a full repairing liability including covering the costs of outgoing during the lease.

EPC

EPC – E

VAT

We understand that the property is not elected for VAT.

Offers

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender.

The Vendor has a preference for an unconditional sale, but all offers will be considered.

Further details on the sale process can be made available on request.

Guide Price

Offers in excess of £3,000,000, subject to contract



VIEWING AND FURTHER INFORMATION

The building is currently occupied and viewings are strictly to be arranged via prior appointment with sole agents, Gerald Eve. Strictly no parties are to attend the site without appointment.

A data room will be made available containing the following documents:

- Review of title
- Local authority searches
- EPC

CONTACTS

The property is offered for sale by the sole agents, Gerald Eve LLP.

For more information, please contact Tristan Ball or Ben Gilbey.

Tristan Ball

Tel. +44 (0)20 7333 6295
Mobile +44 (0)7825 280910
tball@geraldeve.com

Ben Gilbey

Tel. +44 (0)20 3486 3457
Mobile +44 (0)7393 764732
bgilbey@geraldeve.com

William Ray

Tel. +44 (0)20 7333 6201
Mobile +44 (0)7944 584105
wray@geraldeve.com

Inspections are strictly by prior appointment with the sole agents.



Disclaimer

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner, or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lesseees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: www.geraldeve.com/privacy-statement/

Particulars issued March 2024.