

**MULTIPLE USE UNIT
TO LET**
2,716 SQ FT (251.4 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



**BUTTERFLY WALK, 1-3 DENMARK HILL, CAMBERWELL, LONDON,
SE5 8RW**

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LOCATION:

Located next to a busy thoroughfare in the heart of Camberwell, connecting Camberwell New Road and Camberwell Church Street to Denmark Hill. Ideally situated beside a thriving bus stop connecting you to various destinations in and outside of London. Denmark Hill station is a 9-minute walk (0.5miles), connecting you central London via the Thameslink and other overground services.

RENT: On Application

COSTS:

RATES PAYABLE: Rateable Value: £90,000

LEGAL COSTS: Each party to be responsible for their own legal costs along with other associated costs incurred in this transaction.

DESCRIPTION:

This former Barclays bank unit offers a wide frontage and a large open-plan space inside, making it suitable for various different users. Situated within the demise of the bustling Butterfly Walk shopping centre, close to many national retailers such as McDonald's, Morrisons, Superdrug and Lloyds Bank amongst many others, while also benefitting from access to a public car park.

Redevelopment Break Option:

The Landlord requires a rolling redevelopment break option effective from 31st December 2023 exercisable via 6 months' prior written notice.

VIEWING:

KALMARs Commercial

0207 403 0600

Matthew Mannix

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Hordern Ryan - 0207 499 0343



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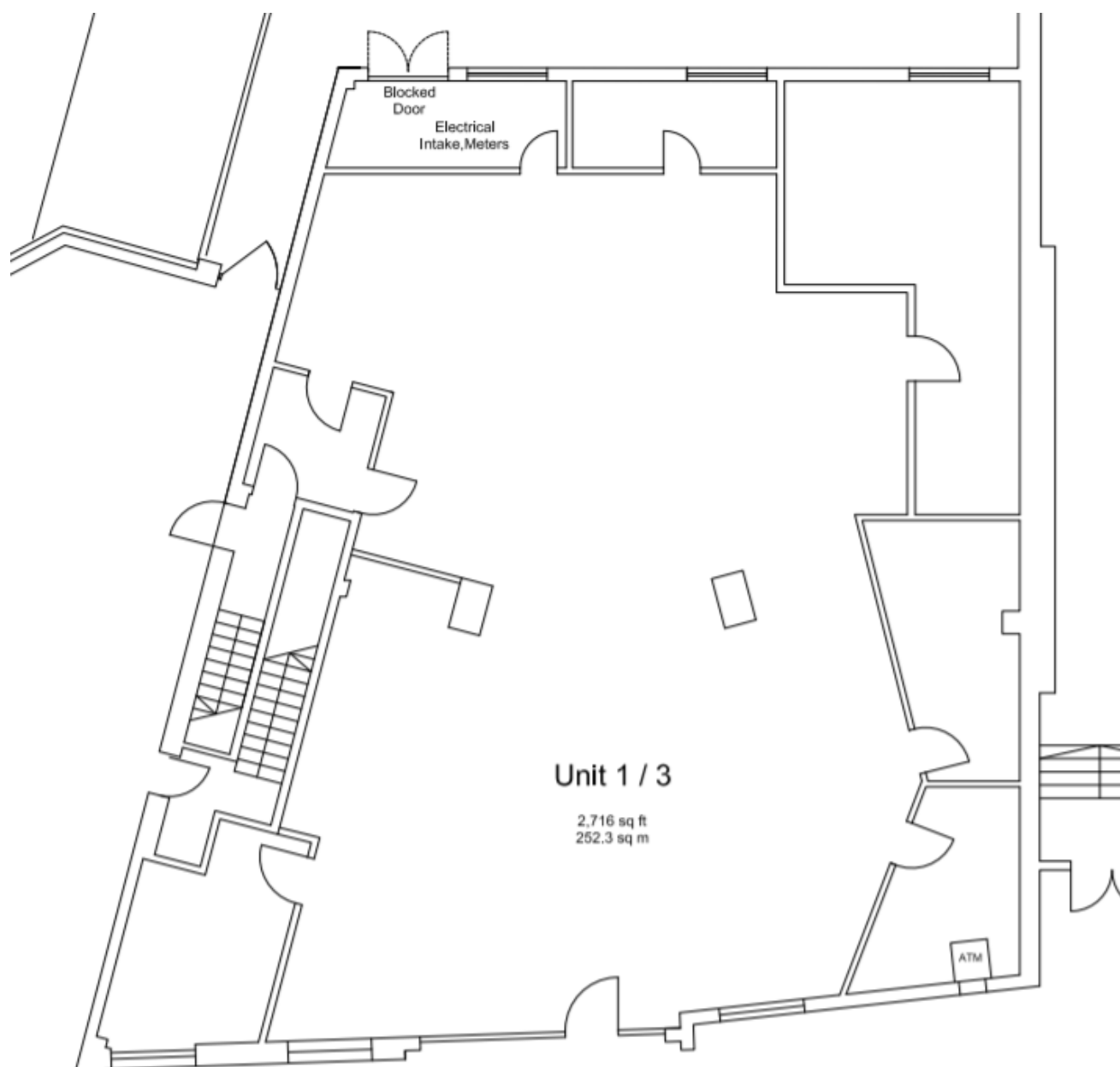
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Full Unit:



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MULTIPLE USE UNIT TO LET

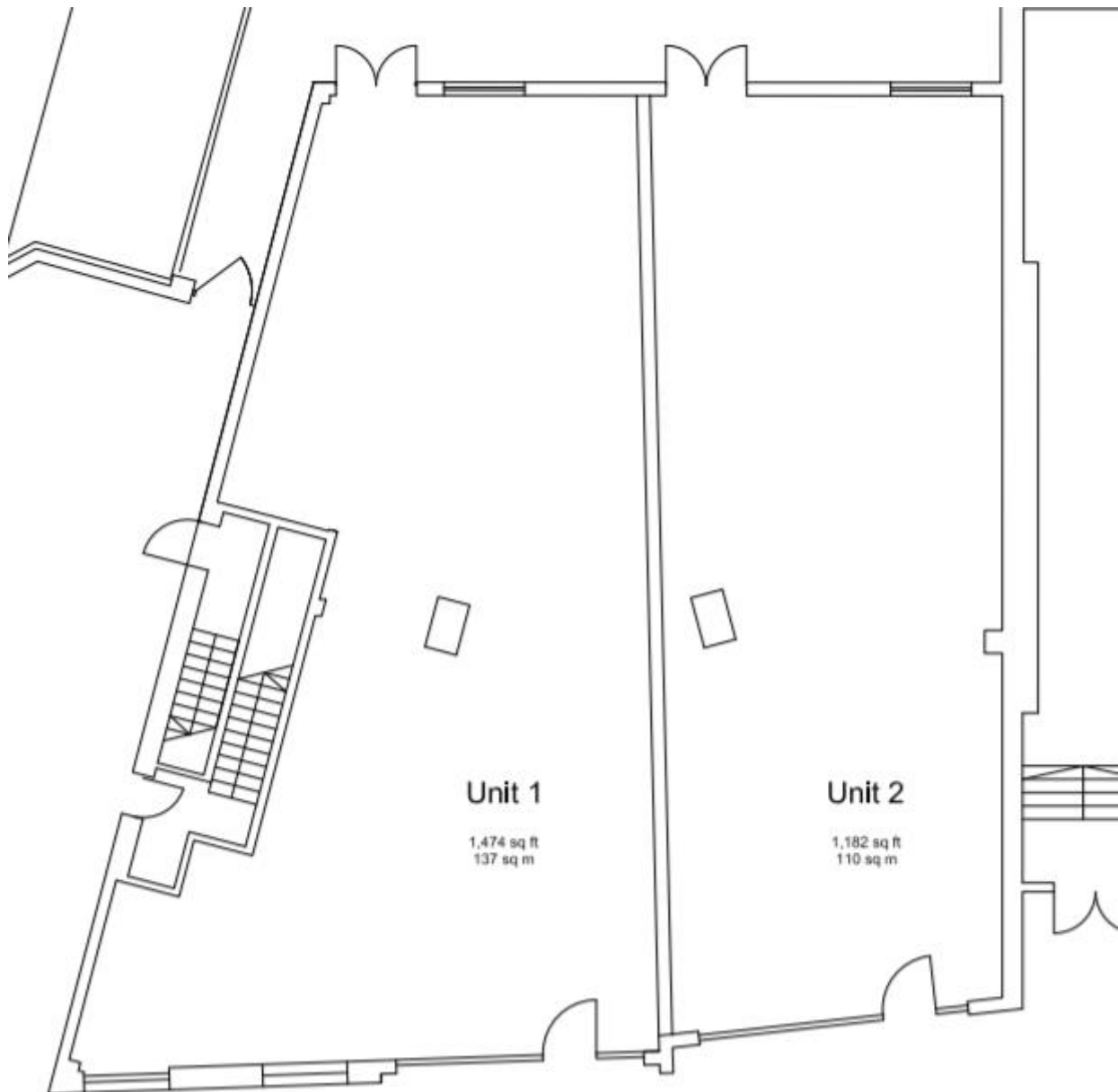
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Split Unit:



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