

# CAMBERWELL STATION ROAD

ARCHES 344-349  
CAMBERWELL STATION ROAD  
LONDON SE5 9JN

/// asleep.former.broker

## TO LET

**LIGHT  
INDUSTRIAL  
UNITS**

**602-1,249 SQ FT**

Use Class E B2 & B8



# SPACE TO THRIVE

## CAMBERWELL STATION ROAD

**Camberwell Station Road  
comprises five newly refurbished  
railway arches, available  
individually or combined.**

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

Each unit also features 3-phase power, DDA compliant WCs, designated refuse storage areas, and controlled access to new boundaries to the back.

Use class E, B2 & B8. Suitable for light industrial use, including bakeries, workshops, storage and distribution. Flexible use considered.



# RIVE@



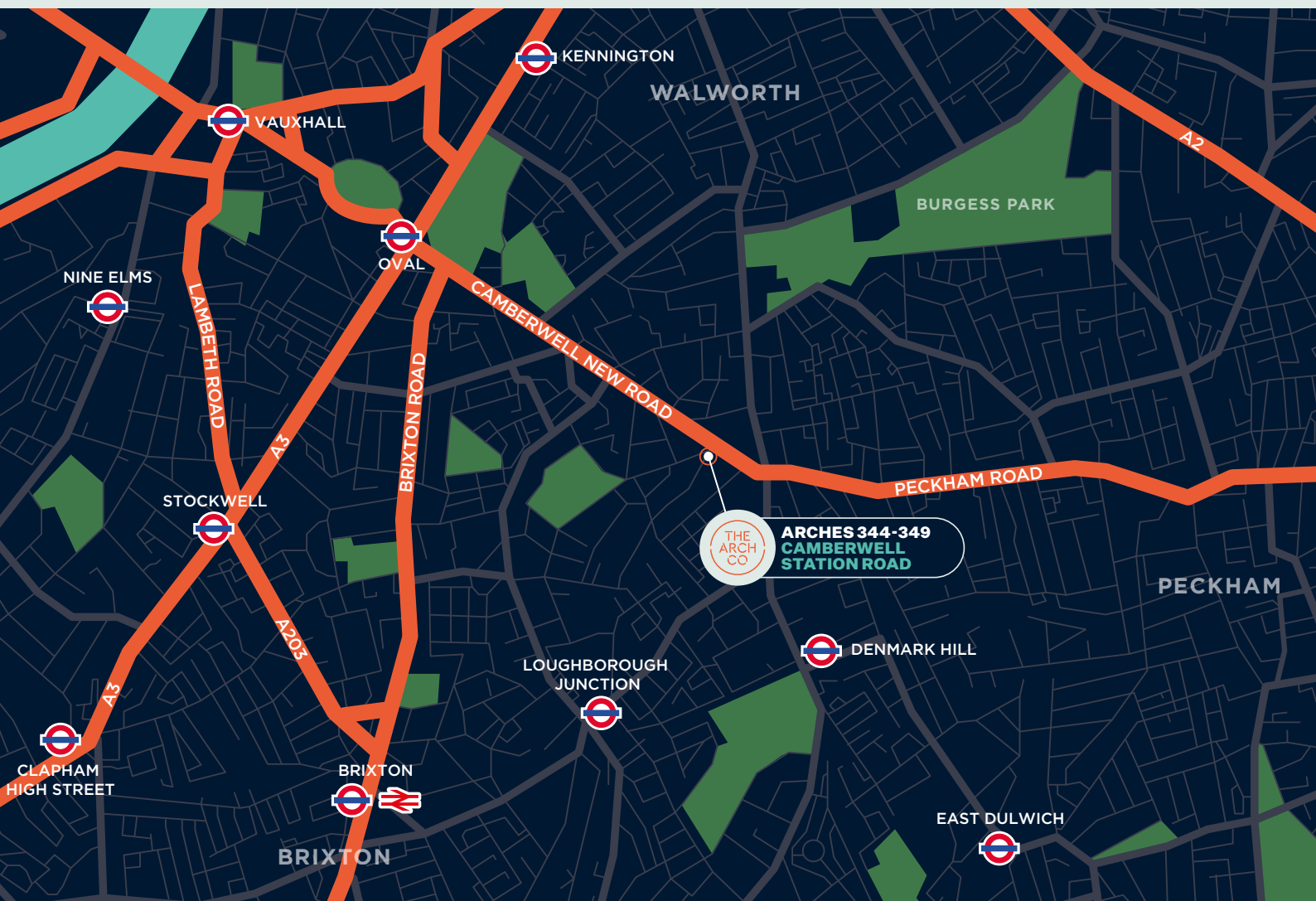


# LOCATION

**LOCATED ON CAMBERWELL STATION ROAD, THESE FIVE ARCHES ARE ACCESSED VIA CAMBERWELL NEW ROAD AND DENMARK HILL.**












Road networks give access to Vauxhall Bridge, which provide access to Victoria as well as arterial routes going into Elephant & Castle and Peckham.

Denmark Hill Station provides access to Overground, Thameslink and Southeastern rail services whilst Oval tube station is serviced by the Northern Line underground. Various bus routes are available to and from these units.

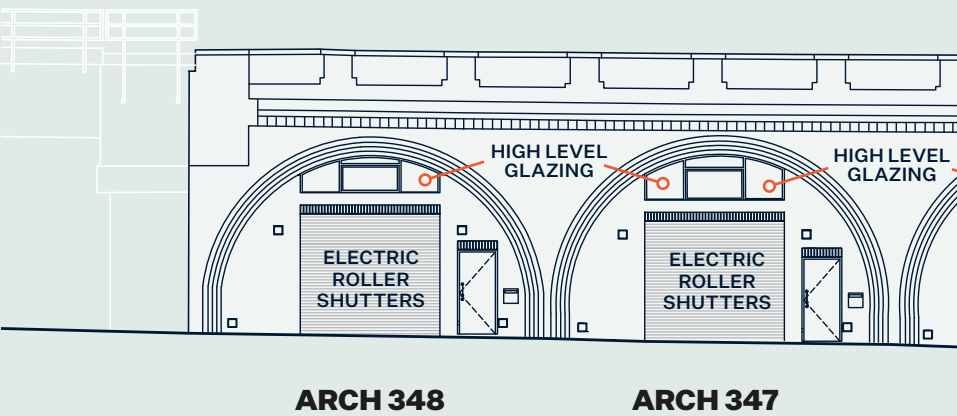
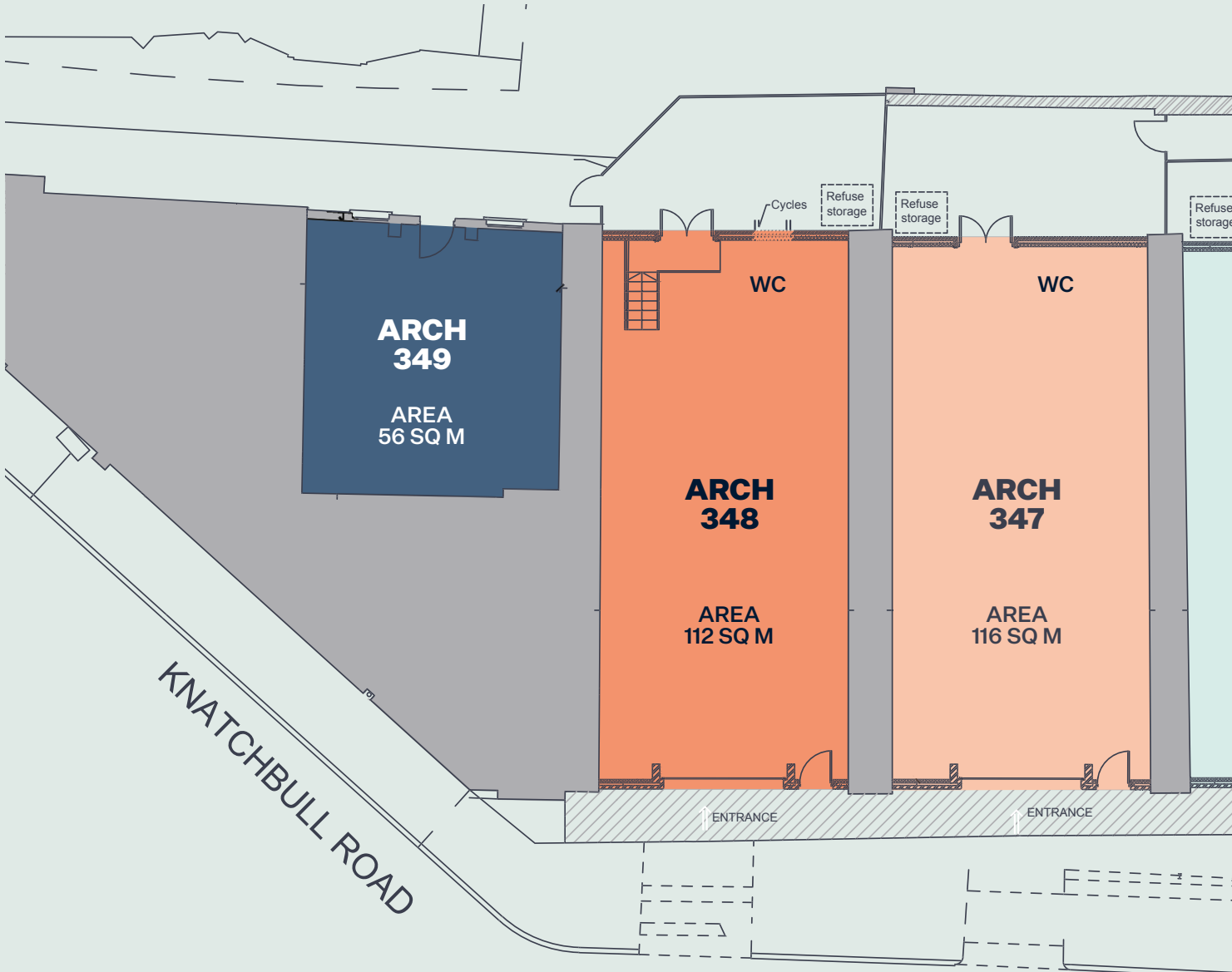




# TRAVEL TIMES

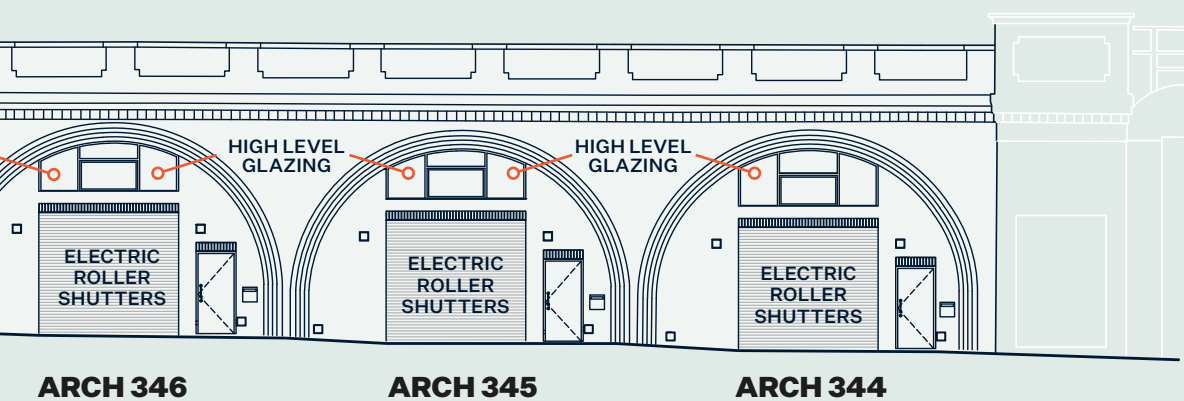
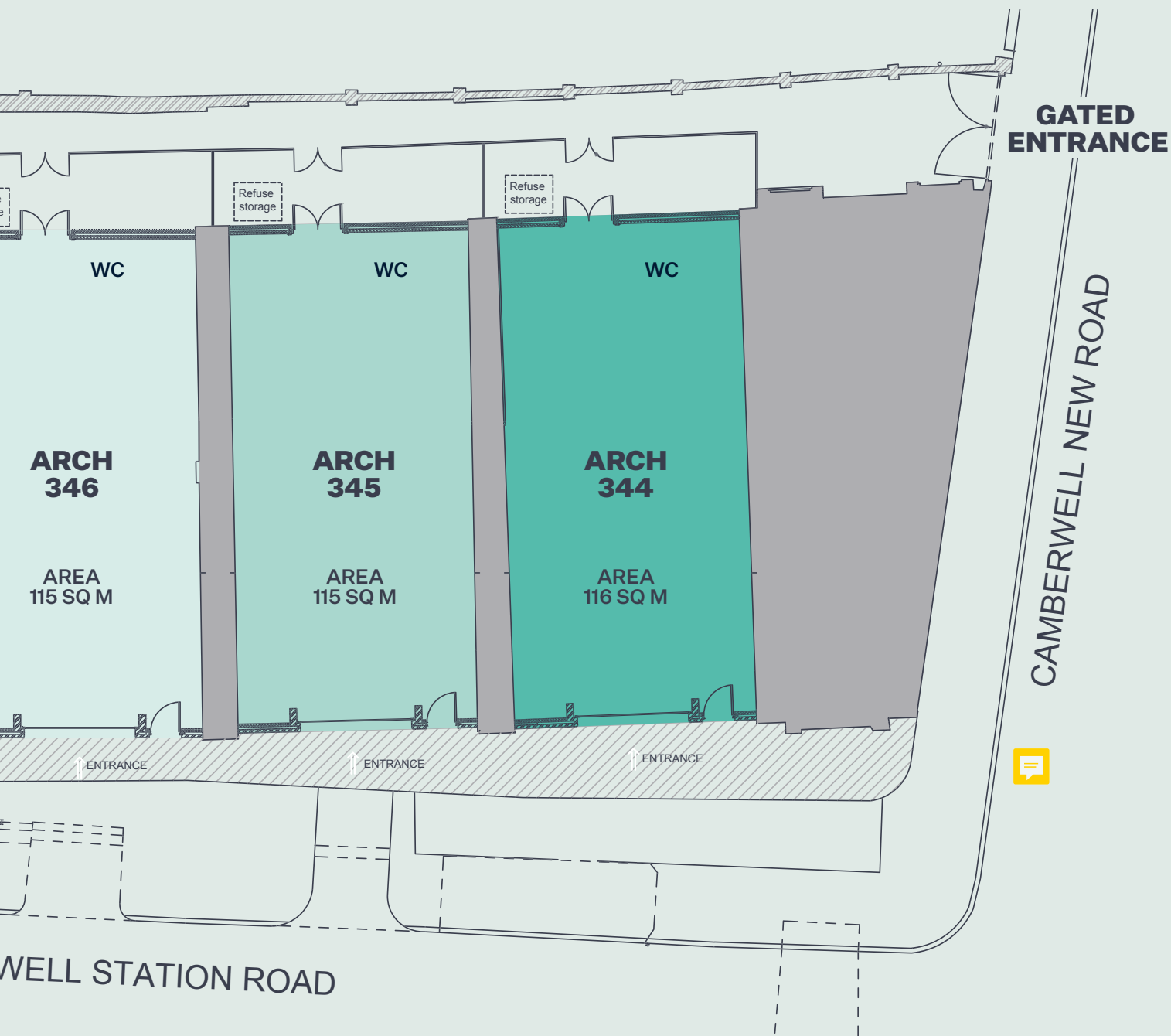
Loughborough Junction			4 mins (0.8 miles)
Denmark Hill	 		6 mins (1.1 miles)
Oval			6 mins (1.1 miles)
Brixton	 		9 mins (1.5 miles)
Central London			20 mins (3.5 miles)

# FLOORPLANS



ARCH 348

ARCH 347



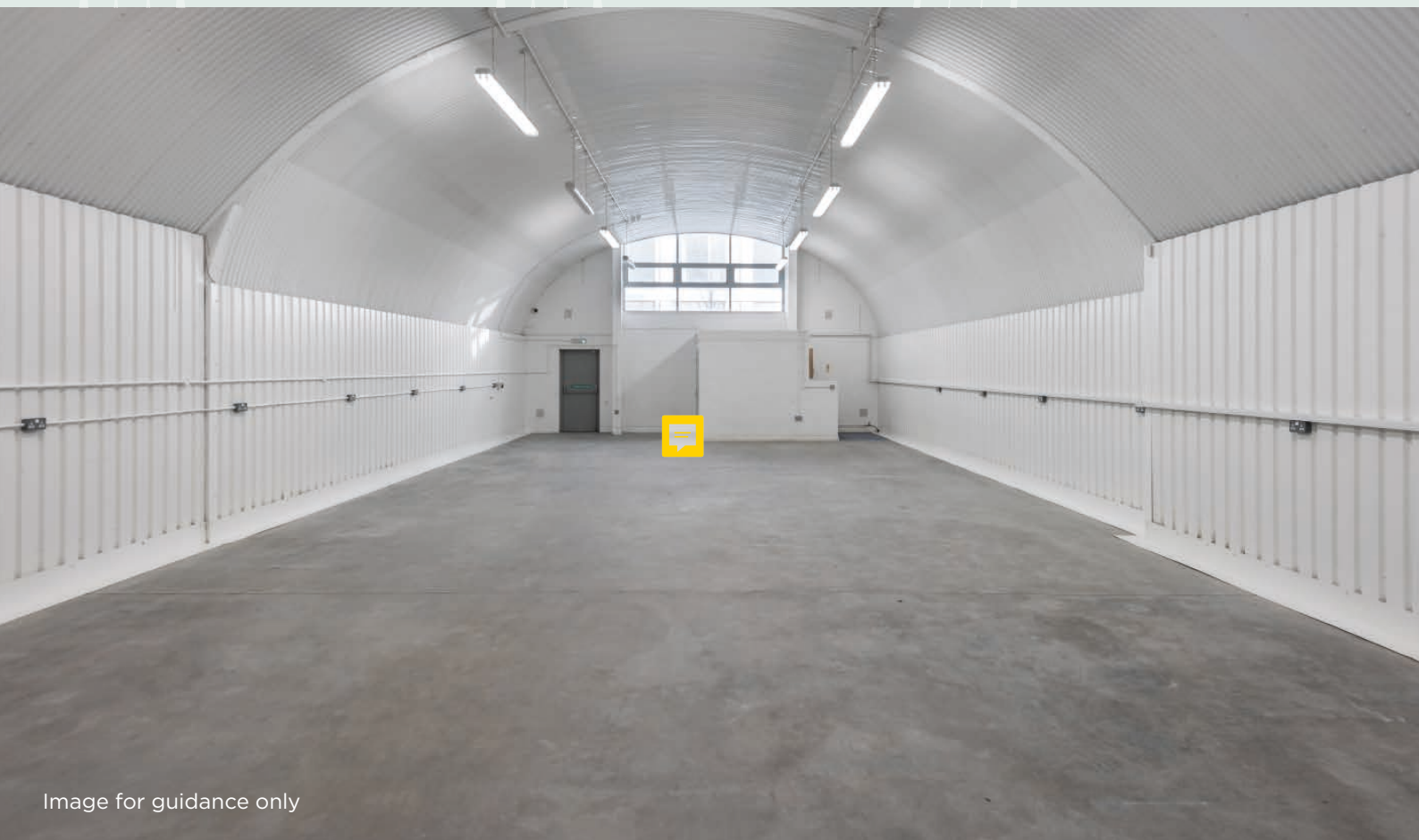


# ACCOMMODATION

ARCH	SQ FT	SQ M	RENT PA
349	602	56	£15,050
348	1,205	112	£30,125
347	1,249	116	£31,225
346	1,238	115	£30,950
345	1,238	115	£30,950
344	1,249	116	£31,225
<b>TOTAL</b>	<b>6,781</b>	<b>630</b>	<b>£169,525</b>

\*Areas subject to minor change once refurbishment works have completed.

- Newly refurbished units, featuring 3-phase power and WCs.
- Great location just off Camberwell New Road.
- Electric roller shutter doors provide high levels of security.
- Ample natural light thanks to high level glazed windows to the front of the unit.
- Designated refuse storage areas to the back of each unit.







# SPECIFICATION



**24/7**  
access



**Fully**  
refurbished  
arch



**Electric**  
roller shutter  
door



**WC**  
facilities



**Incoming**  
3-phase  
power



**Prime**  
location



**Water/**  
drainage



**Natural**  
light



**Flexible**  
uses

## COSTS PER ANNUM

Unit	Rent	Insurance
349	£15,050	£198.66
348	£30,125	£397.65
347	£31,225	£412.17
346	£30,950	£408.54
345	£30,950	£408.54
344	£31,225	£412.17

All figures quoted are exclusive of VAT which is applicable.

No service charge is currently applicable.

## BUSINESS RATES

Business rates to be reassessed. Please contact local authority for further information.

## EPC

New EPCs have been instructed, 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.

**The Code of Practice on Commercial Leases in England & Wales** strongly recommends you seek professional advice before signing a business tenancy agreement.

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## VIEWING & FURTHER INFORMATION



For further information or to arrange a viewing please contact our agents.

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