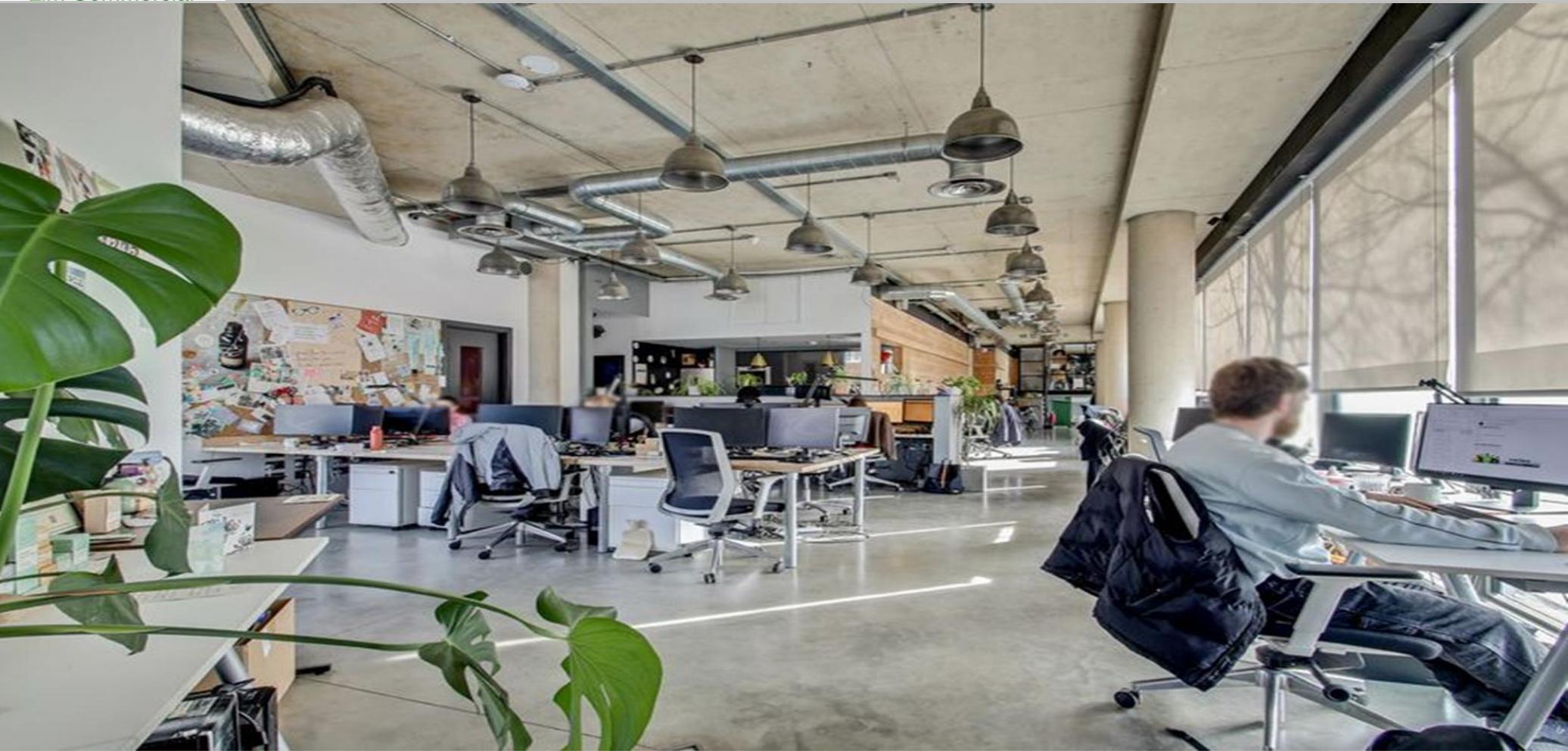


FOR SALE / TO LET
MODERN STUDIO, CAMBERWELL NEW ROAD
(CLOSE TO THE OVAL & KENNINGTON PARK)

Tel: 07885 912 982



Units 1 & 2, 59-61 Camberwell New Road
London SE5 0AE
Approx. 2,014 sq ft (187 sqm)

Rent - £55,000 Per Annum.
Sale - POA
Class E (various uses).



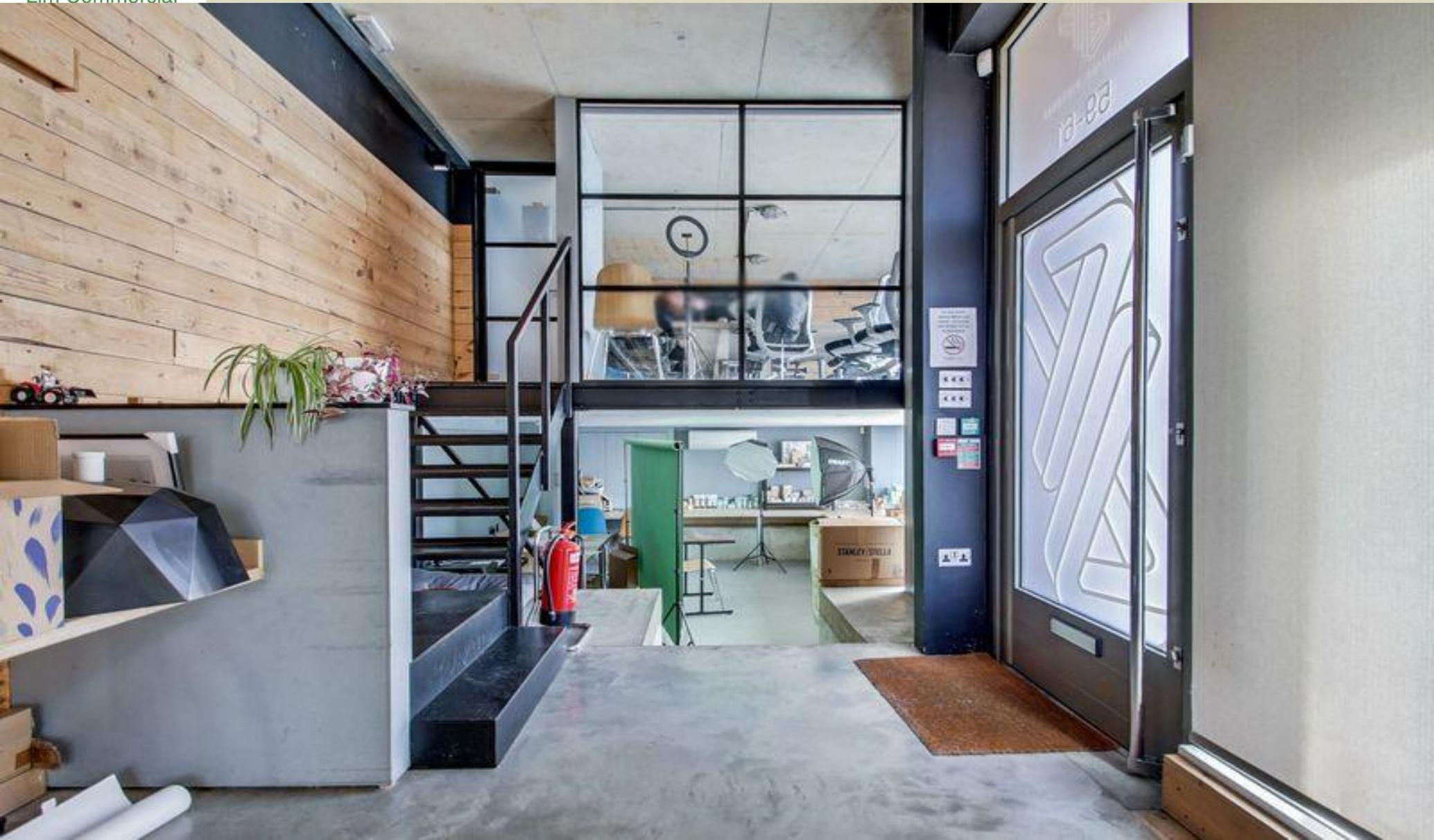






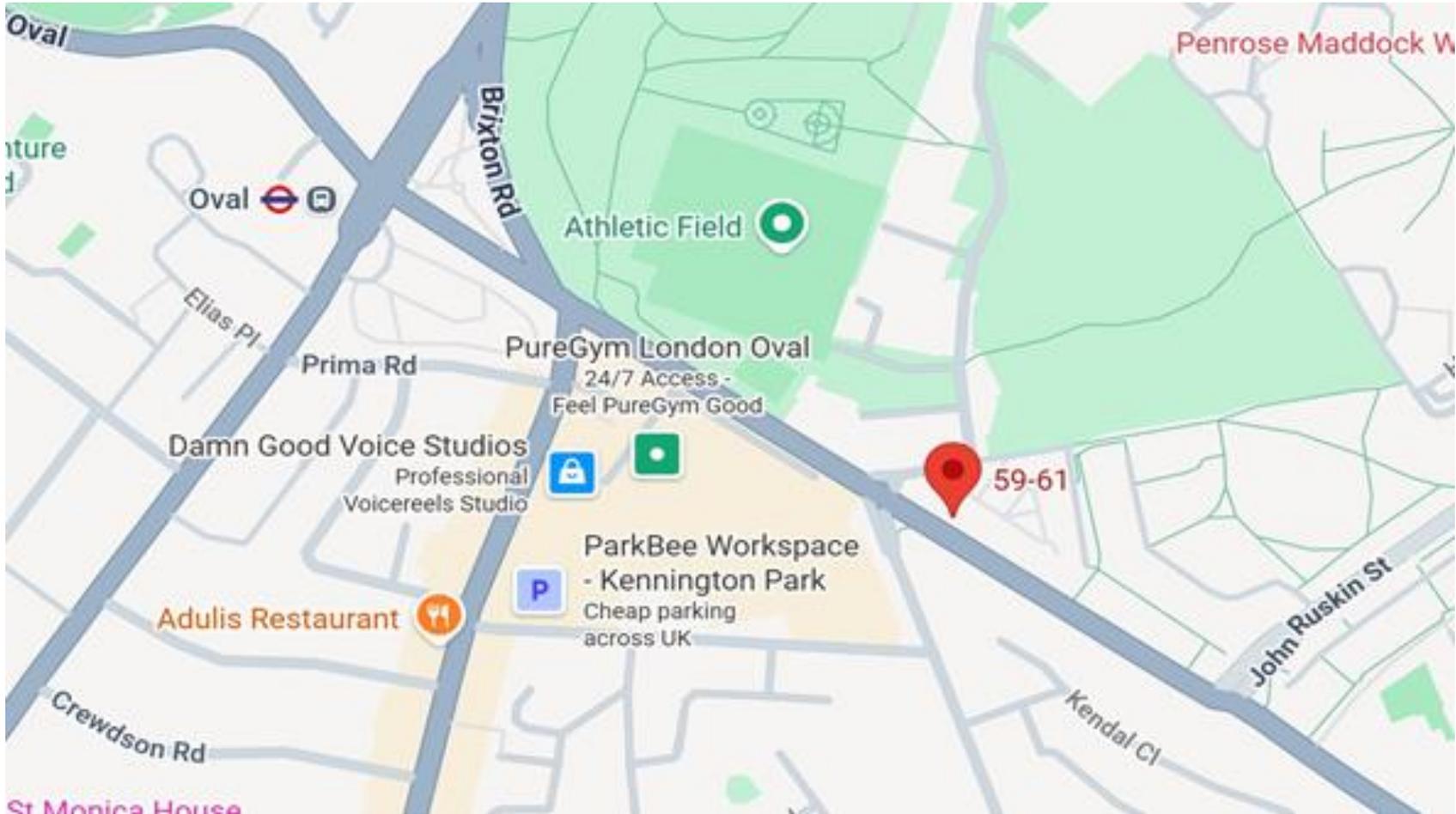






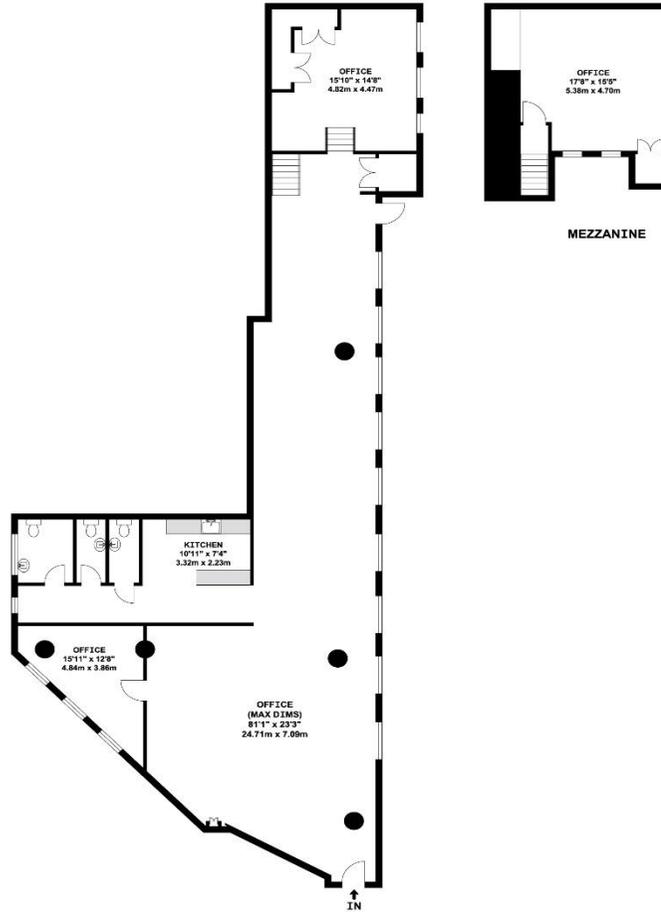






MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



APPROX. NET FLOOR AREA 2014.14 SQ. FT / 187.12 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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Location

The property is located along Camberwell New Road and Bolton Crescent with all local amenities close by including Oval station (northern line) just a short walk away. There are also several bus routes to all major destinations.

The Property

A self-contained modern Ground Floor Studio / Office offering a contemporary style open plan area with high ceilings and excellent natural light. Benefits include a private meeting room, conference room on the mezzanine floor, open plan kitchen and excellent office specifications. The unit is fully fitted / plug-and-play ready for immediate occupation.

The property is also DDA compliant benefitting from a disabled W.C, two further W.C's and shower.

Specifications

Cat 6 cabling throughout * High speed fibre connectivity * Heating / cooling cassettes
Conference room & Meeting room * Fully fitted kitchen with all appliances * 3 x W.C's & shower.

Business Rates

As at 1st April 2026, the Rateable Value is £50,500, therefore the rates payable is approximately £28,000 per annum.

Service Charge

Approximately £2,400 per annum equating to £1.20 per sq ft.

EPC

Rating D = 81

VAT

VAT is payable on the sale of the long leasehold but NOT on a rental lease agreement.

Rent

£55,000 per annum exclusive of all outgoings equating to just £27.50 per sq ft.

Sale

A term of 125 years granted in 2016.

Ground Rent - £500 per annum.

Interested parties are to enquire regarding the long leasehold.

Price – Price on Application.

Viewings - Strictly by appointment only. Contact Ian Lim at Lim Commercial on mobile: 07885 912 982