

TO LET

**GROUND FLOOR
FITTED OUT OFFICE/SHOWROOM UNIT
(OTHER USES MAY BE POSSIBLE)**

WITH OWN ENTRANCE



79, CAMBERWELL NEW ROAD, LONDON SE5 0SE





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LOCATION

The property is situated on the north side of Camberwell New Road within 5 minutes walk of Oval underground station (Northern line).

The area is steeped in local history and very close to the green spaces of Kennington park.

DESCRIPTION

The premises comprise an open plan ground floor unit within Clarson House, on Camberwell New Road.

The premises is self contained with its own entrance. Several large windows run along the full width of the front of the property, flooding the space in natural light.

The premises has recently been fitted out in a very contemporary style with many attractive features.

AREA Ground floor 1,000 sq ft /92.90sqm

(all measurements are stated approx.)

AMENITIES

- * 3 metre + ceiling height
- * Exceptional natural light
- * Prominent frontage on to Camberwell New Road
- * Self contained with private entrance
- * Fitted desks
- * Open plan accommodation
- * Exposed air conditioning system
- * Fibre lit
- * Polished concrete floor
- * Exposed brickwork and concrete features
- * Meeting room
- * Pendant lighting
- * Shower
- * Galley style kitchen
- * WC

ANNUAL RENT £35,000 pax

BUSINESS RATES We understand Business rates payable for the financial year 2025/26 are estimated at £8,234. It is advised that you verify this information with Lambeth council.

SERVICE CHARGE Fair and proper proportion.

VAT Not applicable.

TENURE New lease available outside sections 24-28 of the Landlord & Tenant Act.

PERMITTED USER Offices.

LEGAL COSTS Each party to bear their own legal costs.

EPC Upon application.

VIEWING Strictly by appointment through sole agent:-

JARVIS KELLER

020 7251 9226

john@jarviskeller.co.uk 07876 245 302