

# USP.

97 Camberwell Station  
Road, London, SE5 9JJ

**Industrial to Rent with Secure  
Yard**

**7,147 SQ FT GIA**

**AVAILABLE IMMEDIATELY**

usp.london

020 3757 7777



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## Accommodation

Floor	Availability	Area (sq ft)
Ground	Available	4,253
Mezzanine	Available	1,878
First	Available	465
Second	Available	551
<b>TOTAL</b>		<b>7,147</b>

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## Amenities

Self contained warehouse

Secure yard

Flexible uses

Economical rent

3 phase power

Gas supply

Ancillary offices with designated entrance

Mezzanine storage

5m electric roller shutter

Well located

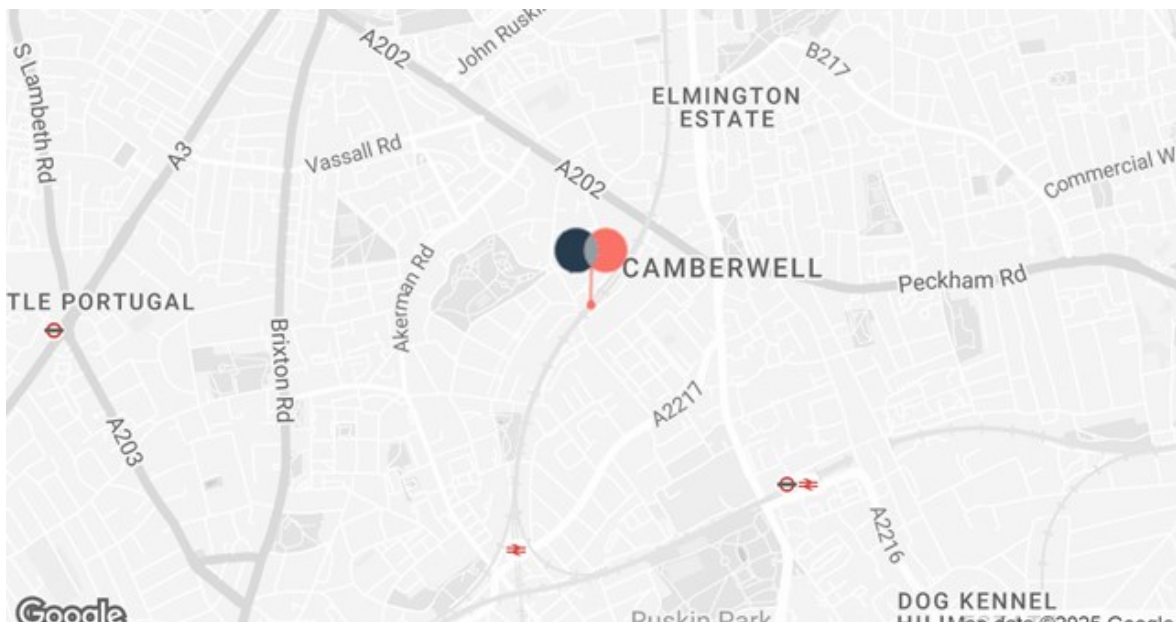
Good transport links

Roof lights

WCs and a staff shower

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## Description

### Self contained warehouse available in Camberwell

97 Camberwell Station Road provides 7,147 sq ft of warehouse space over ground and mezzanine and offices over the first and second floors. The site extends 0.142 acres and includes a private, secure yard.

The building benefits from two vehicular roller shutters, a separate personnel entrance, ancillary office space, 3 phase electricity and gas supply. It is available now and will be provided with vacant possession.

Located on Camberwell Station Road, this warehouse benefits from a good road network, including Camberwell New Road, allowing access to Vauxhall in the West and Peckham in the East. This Zone 2 location also provides excellent access into central London.

The property is also within walking distance to Loughborough Junction & Denmark Hill train stations, allowing access to the wider London transport network. There are also various bus routes servicing the area.

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## Further Information

A new lease is available direct from the landlord.

Rent	Service Charge
£105,000pa	n/a

Rates	EPC
RV: £34,250	C 72

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### Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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