

CLASS E UNIT

TO LET

2,012 SQ FT (187 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



**THE LODGE, NUNHEAD CEMETERY, LINDEN GROVE, LONDON,
GREATER LONDON, SE15 3LP**

LOCATION:

The Lodge benefits from a unique setting in one of London's most historic burial grounds.

Nunhead and the surrounding area is well connected, with nearby transport links including

Nunhead Station and Queens Road Peckham, both providing quick routes into central

London. The local area features independent cafés, green spaces, and a strong community atmosphere, making The Lodge a great space for a local café to situate.

DESCRIPTION:

The East Lodge comprises of a ground and first floor redevelopment of this grade II listed

building. The Lodge will be restored as close to its original design externally, and for the

building to now be used for a café area, alongside a multi-purpose room, server and prep area, with two WCs (one accessible).

And for the first floor to be used for to be used as a community office/hall space with a

kitchenette and reception area. The main hall and café area sizing at 36.3 sq. m for the

ground floor and 38 sq. m for the first floor, with the total ground & floor space being circa

187.1 sq m (2,012 sq. ft)





**SIZE: 2,012 Sq Ft
(187 Sq M)**



RENT: £36,500 pa



COSTS:

VAT: VAT is not opted on the rent and service charge.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



CONTACT:

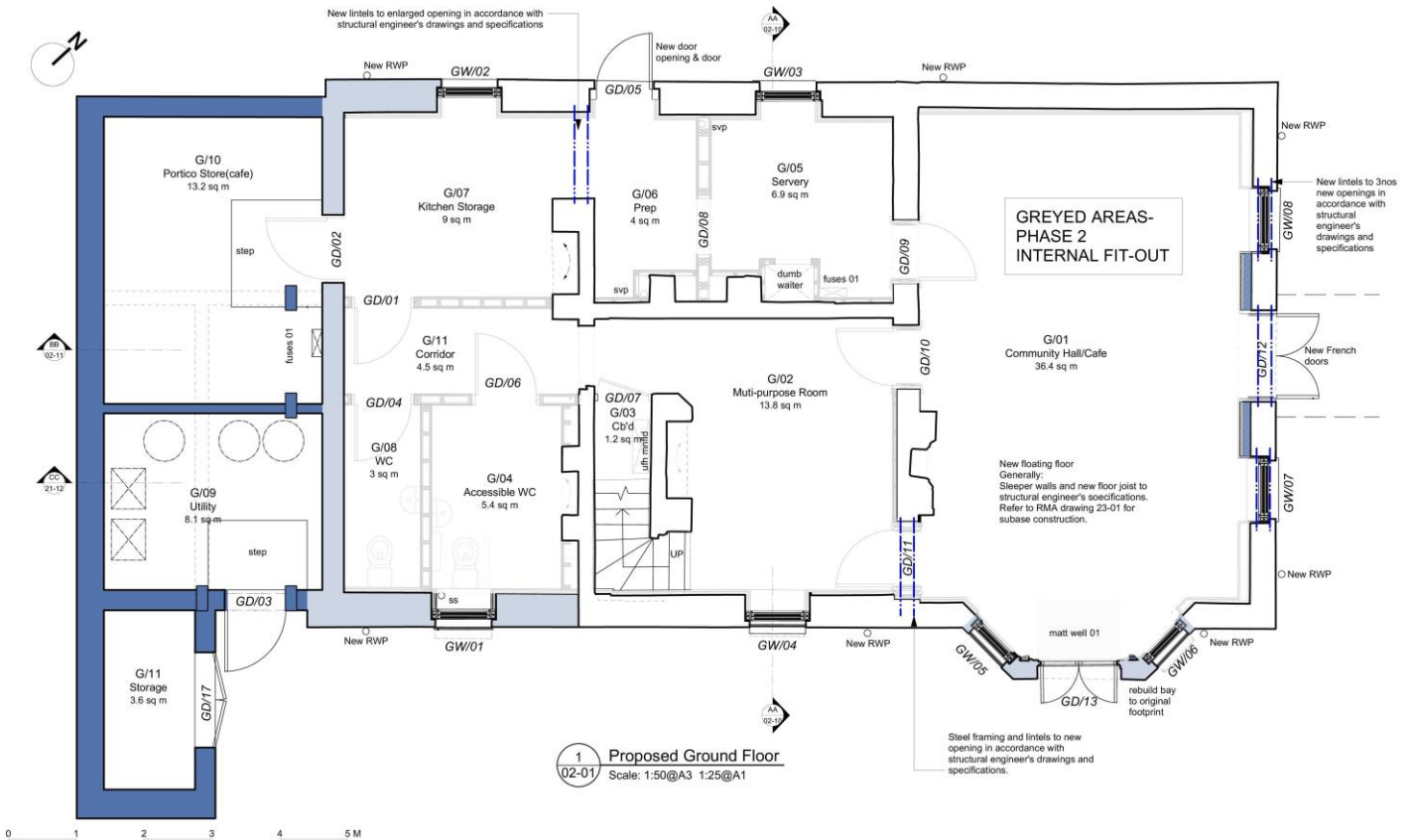
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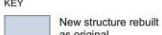
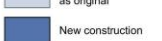
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SOUTH LONDON'S LEADING AGENTS



1 Proposed Ground Floor
Scale: 1:50@A3 1:25@A1

Notes DO NOT SCALE - Use Figure Dimensions Only IF IN DOUBT - ASK

KEY
 New structure rebuilt as original
 New construction

PRINT IN COLOUR

Revisions	
A	20/10/2023 Stage 3+ Report October Issue
B	22/12/2023 Planning Issue
C	30/01/2024 NMA planning revisions
D	28/03/2024 Tender Issue
E	20/05/2024 Additional references to structural works to existing structure.
F	30/05/2024 Tender revision

East Lodge
Nunhead Cemetery



Proposed Ground Floor Plan

ROGER MEARS ARCHITECTS LLP
Union Chapel, Compton Avenue London N1 2SD

mm@meears.co.uk www.meears.co.uk	Int 020 7359 8222 © Roger Mears Architects LLP
Date 01/09/2023	Scale 1:50@A3 1:25@A1
Job No. 1939	Draw No. 02-01 F

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