

**LIGHT INDUSTRIAL UNIT
TO LET**
3,814 SQ FT (354.39 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



**UNIT 12, CAMBERWELL TRADING ESTATE, 117-119 DENMARK
ROAD, LONDON, SE5 9LB**

LOCATION:

Camberwell Trading Estate is located off Denmark Road, to the south of Camberwell New Road (A202) and west of Camberwell Road (A215), which both connect directly into central London, approximately 3 miles north. The A23 is west of the property and leads directly onto the South Circular.

The nearest train stations are Loughborough Junction Rail which provides services along the Thameslink and Denmark Hill Rail which also offers Thameslink services as well as London Overground and Southeastern Rail.

DESCRIPTION:

Camberwell Trading Estate comprises 13 light industrial units, split over ground and first floor and built of brick elevation, under a pitched roof with translucent panels. There are currently five available units, each benefiting from 3 phase electricity, concrete flooring and a minimum eaves height of 3m.

Loading into Unit 8 is via the concertina style loading doors, whilst there is a separate pedestrian entrance leading into the lobby area and first floor offices via the staircase. Kitchenette and WC facilities are found on the ground floor. Camberwell Trading Estate benefits from 24-hour access, CCTV and 2-3 car parking spaces.





SIZE: 3,814 Sq Ft (354.39 Sq M)



TENURE:

The property is to be let on a new full repairing and insuring lease for a term to be agreed, contracted outside the provisions of the 1954 Landlord and Tenant Act.



RENT: £61,000 pa



COSTS:

Rates Payable:

Unit 10 & 12 have been listed jointly with a Rateable Value of £88,000. The landlord is in the process of having each unit rated separately. Please refer to the Local Authority for information on rates payable.

VAT: VAT is payable on the rent and service charge.

Legal Costs: Both parties to pay their own legal costs.



VIEWINGS:

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



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