



Gloucester House Camberwell New Road Oval SE5 0TA

PROMINENT WAREHOUSE / WORKSHOP /
STUDIO / OFFICE BUILDING

Area: 14,650 FT² (1,361 M²)

Initial Rent: POA



LOCATION
Oval



TUBE
Northern line (4
mins walk)



PARKING
8 Spaces plus
Forecourt



AVAILABILITY
Immediate



FRONTAGE
Prominent



SHOWROOM
Ground floor
warehouse



OFFICE
Ground floor &
Mezzanine



3 PHASE POWER
On-site



ROLLER DOOR
Installed



AIR CONDITIONING
Cooling system



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LOCATION:

Gloucester House is situated on the outer edge of Kennington Park Business Centre and occupies a prominent position at the junction of Camberwell New Road (A202) and Foxley Road, well positioned to serve all part of the city and West End together with south east and south west London.

Oval underground (Northern line) is a short walk from the property providing easy access to the City, West End and Waterloo Station (approx. 15 mins travel time).

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor Offices	1,759	163
Ground Floor Warehouse / Workshop	9,345	868
Mezzanine	3,546	329

DESCRIPTION:

Gloucester House comprises a fully fitted self-contained building extending to a total area of approximately 14,650 sq.ft. arranged over ground floor and first floor with additional mezzanine storage.

There are 8 dedicated parking spaces in the courtyard plus ad hoc parking on the forecourt facing Camberwell New Road and Foxley Road.

The prominent commercial building fronts Camberwell New Road and is available for immediate occupation.

B1 / B8 planning consent.

TENURE:

Terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

£132,000 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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