



TO LET

1st & 2nd Floor Offices
112a Warner Road
London
SE5 9HQ

E Class Unit with 2 Parking Spaces
Multiple Uses Considered

Approx. 1,637 Sq Ft





Location

The property is situated on Warner Road, close to its junction with Denmark Road, and is a mainly residential area with a mix of office and industrial accommodation. Loughborough Junction Station (0.6 miles) and Denmark Hill Station (0.7 miles south) are located nearby, providing regular Southern and South-Eastern services to Central London and Kent. The area is also well serviced by local buses.

Camberwell's main shopping High-Street is situated 0.4 miles to the East providing an excellent mix of independent retailers, boutiques, restaurants, and bars; as well as the Butterfly Walk Shopping Centre.

Description

The premises are comprised of first and second floor offices located above an industrial unit. The unit is accessed via a communal entrance, and a private staircase leads to the upper floors which provides 2 spacious offices with excellent natural light. The unit benefits from partitioned meeting rooms, laminate flooring, suspended ceiling, smoke detectors, gas central heating, air-conditioning, and separate ladies and gents WC facilities at both landing levels.

The offices also have 2 allocated parking spaces located within the shared yard, which is secured by a padlocked gate.



Property Use

We assume the property benefits from E Use Class. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rent

£21,000 per annum exclusive.

Business Rates

The property has been entered into the 2026 rating with a rateable value of £21,000.





Service Charge

TBC – To contribute towards the electricity communal areas.

Tenant is also responsible for all utilities and rates for their demised areas.

Accommodation

The property has been measured on a Net Internal Basis (NIA) in accordance with the RICS Code of Measuring Practice to provide the following areas:

First Floor: 76.82 Sq M (827 Sq Ft)

Second Floor: 75.29 Sq M (810 Sq Ft)

Total Accommodation: 152.11 Sq M (1,637 sq ft)



Property Terms

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.

VAT

VAT is not applicable.

EPC

The property has a E rating.

Legal Costs

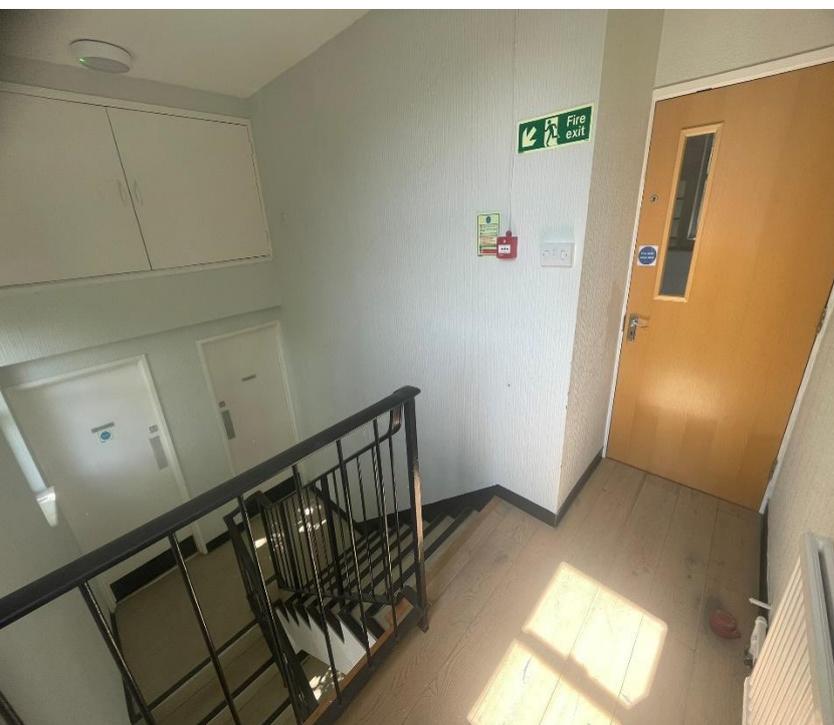
Each party to pay their own legal costs.

Viewings

Strictly by prior arrangement with sole agents on 0208 858 9303:

Charlene Nicholls

c.nicholls@hindwoods.co.uk





Camberwell

Denmark Hill

Loughborough Junction

Education Facility

Education Facility

Education Facility

Library

PO

PW

A202

B22

250 m

500 m