

FIELD & SONS

COMMERCIAL

F & S

Studio 24

Studio 24, 87 Crampton Street,
London, SE17 3AZ



**Studio 24, 87
Crampton Street**
Industrial / Office

4,318 sq ft | 401.3 sq m

Ground & first floor Warehouse, Office/E-Class To
Let

Studio 24, 87 Crampton Street

Self contained Ground & First Floor Warehouse, Industrial, Office / E Class

Location

A rare, centrally positioned warehouse at the end of a modern industrial estate off Crampton Street, Elephant & Castle, sits just outside the congestion charge zone. It's strategically placed between the A3 and A201, moments from Walworth Road, and within a short walk of Elephant & Castle's major transport hub, served by Thameslink, the Northern and Bakerloo lines, and extensive bus routes across London. Kennington Station (Northern line) is also close by.

Elephant & Castle continues its large-scale transformation into a lively district, with new homes, commercial space, leisure facilities, and upgraded transport links reshaping the area.

Description

A modern, self-contained property offering a versatile ground-floor warehouse and first-floor offices. The warehouse delivers impressive height, a wide industrial folding door, and a clean, open-plan layout ideal for storage, production, or distribution. A dedicated entrance leads to a lobby and staircase to the first-floor offices, which provide air-conditioned workspace with a suspended ceiling, recessed Cat II lighting and raised floor with integrated power and data. The layout is open-plan office and two meeting rooms. Newly installed ladies' and gents' WCs with underfloor heating on ground floor. Three on-site parking spaces sit directly in front of the property.



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Warehouse, Industrial, Office / E Class

Amenities

- Air Conditioning
- Suspended ceiling with recessed cat II lighting
- Strip lighting in warehouse
- Office fully carpeted, warehouse ground floor solid concrete floor
- 2 Meeting rooms / offices on first floor
- Large warehouse concertina doors
- Very high ceilings
- Accessible corner position in development
- Security shutters
- Security Alarm
- Male/Female WCs with underfloor heating
- 2 x fully equipped kitchens on either floors
- 3 parking spaces.

Business rates

The rates payable for the year 2026/27 are approx. £19,000. (The rateable value being £44,000)

Service charge

Currently approx. £7,200 per annum.

Energy performance

EPC Asset Rating = Band C.



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Terms

New direct lease on terms by negotiation.

Rent

£116,586 per annum, exclusive of all outgoings.



For further details, please contact:
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