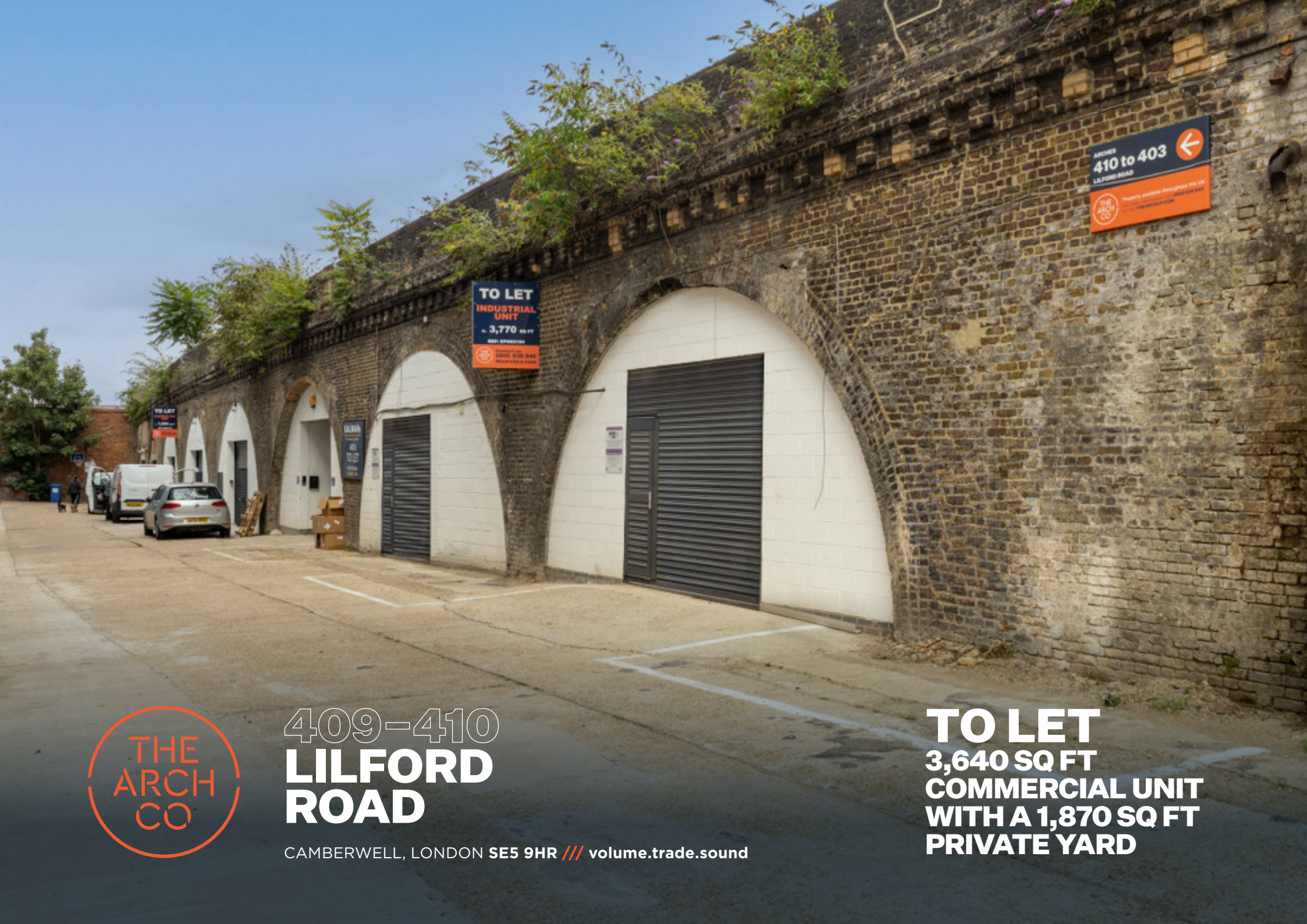




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409-410
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TO LET
3,640 SQ FT
COMMERCIAL UNIT
WITH A 1,870 SQ FT
PRIVATE YARD

SPACE TO THRIVE @

409-410
**LILFORD
ROAD**

A NEWLY REFURBISHED
INDUSTRIAL UNIT TO LET
IN A PRIME LOCATION
IN CAMBERWELL.

The unit features two electric roller shutter entrances built into the brick infill walls, providing high levels of security, and its own pedestrian access door. A secure yard is accessible to the rear, allowing for easy loading and unloading at the unit.

The unit benefits from 3-phase power, WCs, and full lining. Suitable for industrial, warehousing and storage use.



LOCATION

THIS INDUSTRIAL UNIT IS LOCATED IN THE HEART OF LAMBETH.

Lilford Road is a well-located street, leading on to both Coldharbour Lane and Brixton Road. Road networks provide arterial routes to Camberwell, Brixton and Kennington.

Loughborough Junction is a 3-minute drive away and provides access to rail services directly to London Blackfriars in less than 10 minutes, connecting the unit to the City of London. Denmark Hill is a 7-minute drive from the unit, with trains directly to Clapham Junction, and Dalston Junction. Multiple bus routes are also available to and from the property. Central London is easily reached in a c.21 minute drive.

TRAVEL TIMES

Loughborough Junction Station



Denmark Hill Station



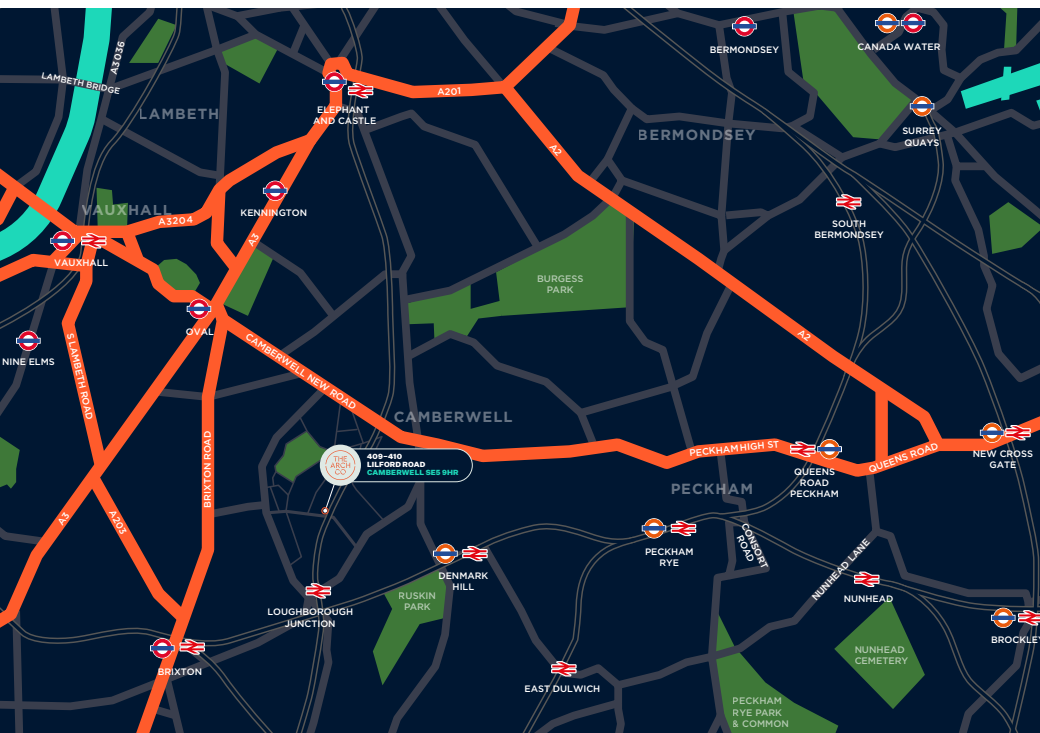
Brixton Station



Peckham Station

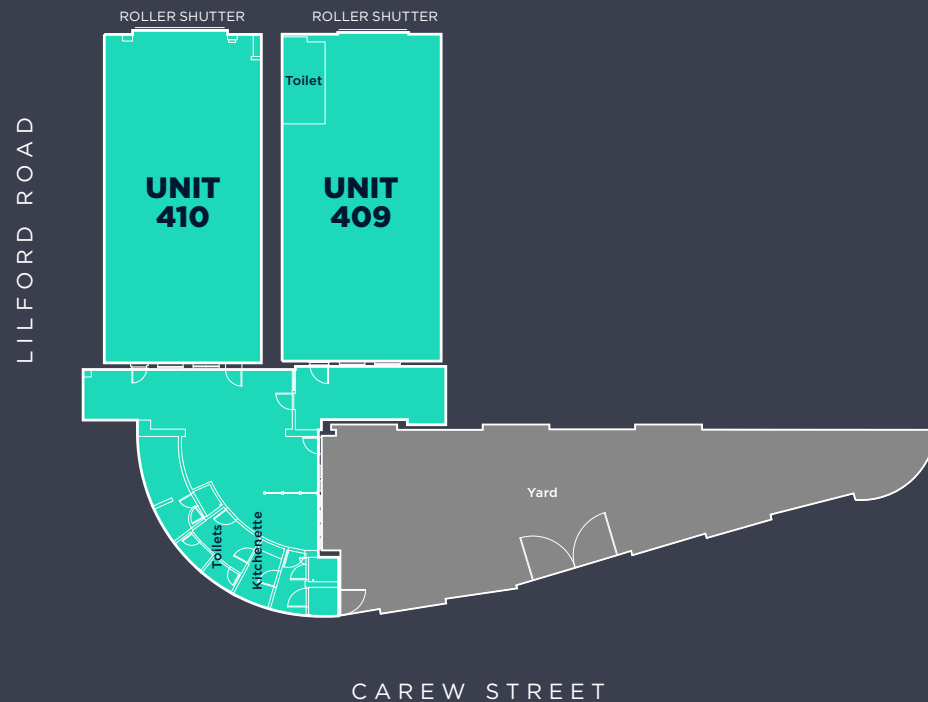


Central London



ACCOMMODATION

	SQ FT	RENT PA
UNIT 409-410	3,640	£65,000
YARD AT REAR	1,870	
TOTAL	5,510	



SPECIFICATION



24/7
access



Fully
refurbished
units



Electric
roller
shutters



WC
facilities



3-phase
power



Prime
location



Water /
drainage



Secure
yard

COSTS PER ANNUM

Rent (pa)	£65,000
Insurance	£1,080
Business rates	£28,680

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting B on completion.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent.

JONATHAN HAY

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+44 (0)7798 605532

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The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

Conditions under which these particulars are issued. Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued September 2025.



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