

NEW BUILD **ULTRA-URBAN** WAREHOUSING

61 Lilford Road, **SE5 9HR**

BLOOM CAMBERWELL

52,495 sq ft of modern, purpose-built,
Grade A industrial space

Available now

Bloom Camberwell

Cutting-edge ultra-urban industrial space

Bloom Camberwell is a best-in-class industrial site with unbeatable connections across South London and Central London.

This development comprises eight, two and three-storey warehouse units, surrounding an open courtyard. Designed with wellbeing and ESG credentials in mind, Bloom Camberwell includes an communal breakout areas, PV panels and EV charging points.

Eight purpose-built
warehouse units
totalling 52,495 sq ft





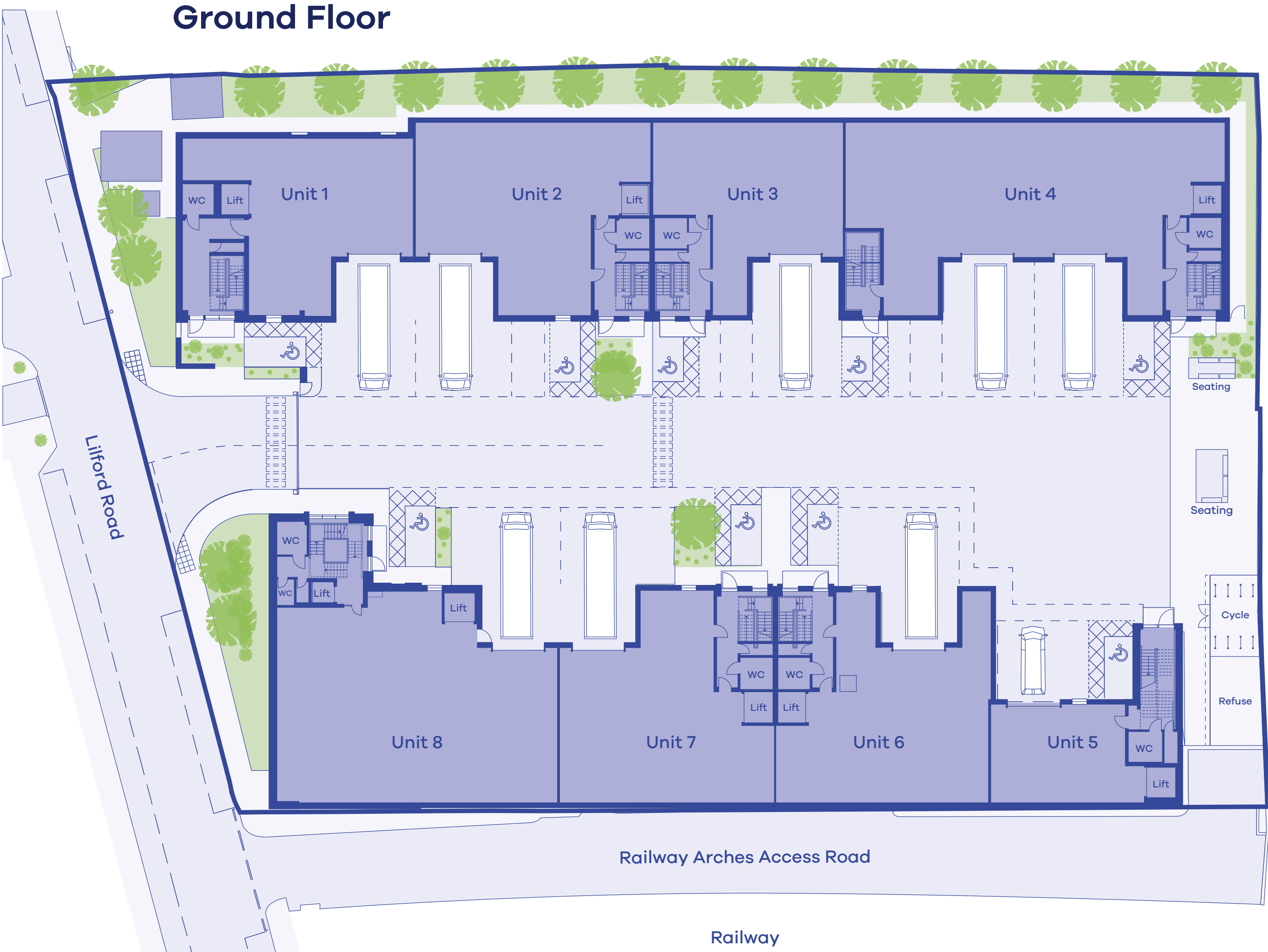
Best-in-class industrial space

Bloom Camberwell has been designed to meet individual business needs.

This development comprises of a wide range of unit sizes and capabilities, whilst ensuring facilities are in place to exceed expectations surrounding employee wellbeing.

Available now.

| Unit | Ground Floor (sq ft) | Loading Dock (sq ft) | First Floor Operations (sq ft) | First Floor Offices (sq ft) | Second Floor Offices (sq ft) | Total (sq ft) |
|--------|-------------------------|-------------------------|-----------------------------------|--------------------------------|---------------------------------|------------------|
| Unit 1 | 2,650 | 290 | 1,905 | 680 | / | 5,525 |
| Unit 2 | 2,830 | 300 | 2,445 | 710 | / | 6,285 |
| Unit 3 | 2,175 | 325 | 1,075 | / | / | 3,575 |
| Unit 4 | 4,390 | 690 | 3,765 | 1,325 | / | 10,170 |
| Unit 5 | 1,580 | 680 | 1,130 | 1,150 | / | 4,540 |
| Unit 6 | 2,820 | 280 | 2,390 | 690 | / | 6,180 |
| Unit 7 | 2,820 | 280 | 2,390 | 700 | / | 6,190 |
| Unit 8 | 4,370 | 280 | 4,100 | / | 1,280 | 10,030 |





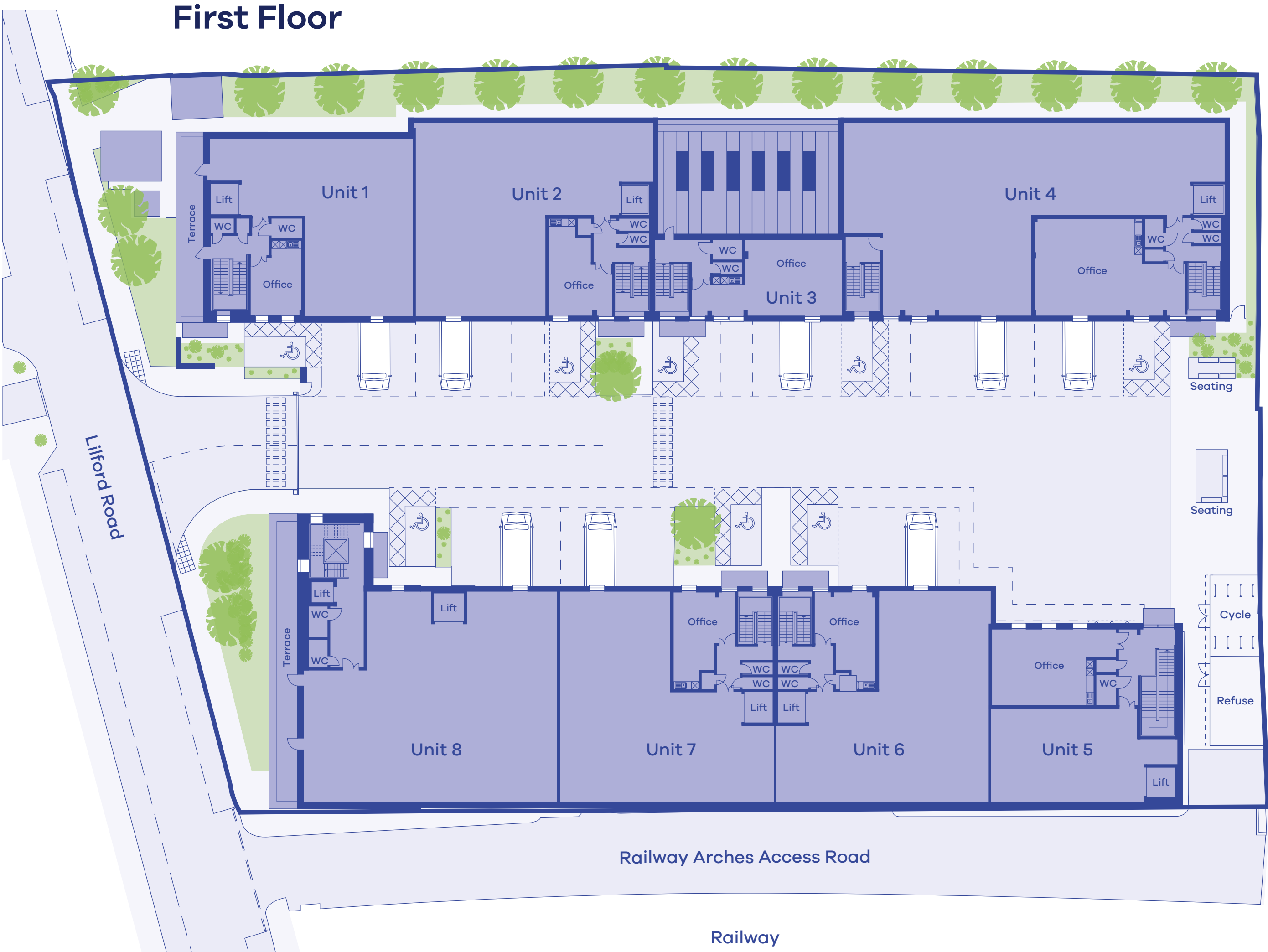
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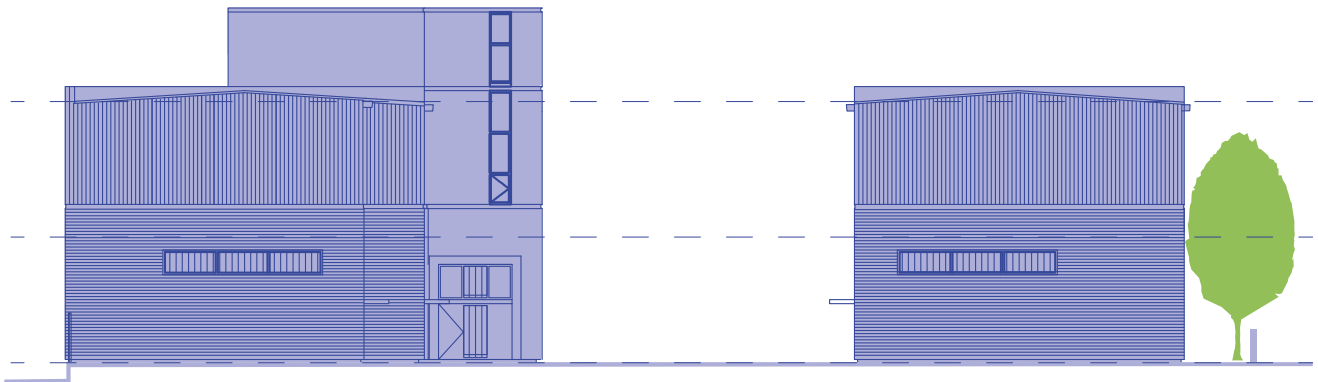
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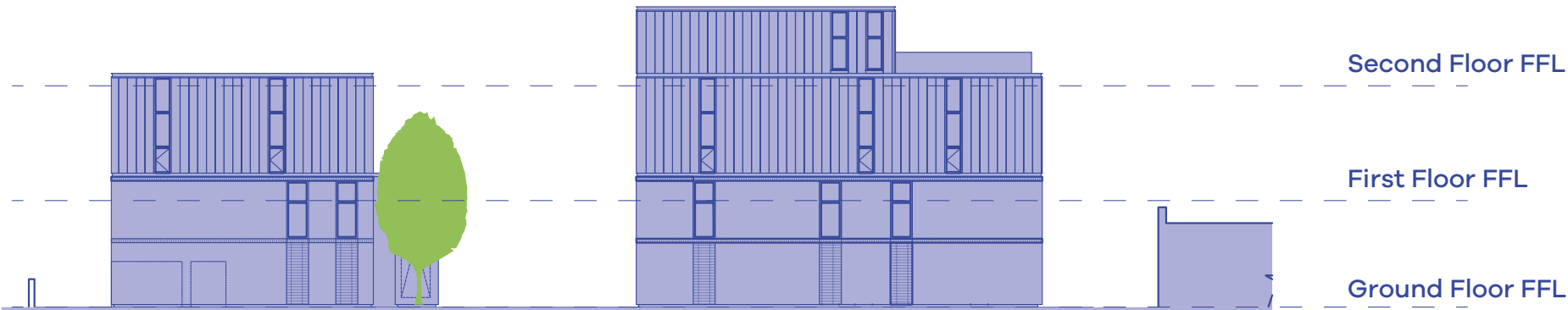
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- Suitable for the following use classes: B2, B8 & E
- Two and three-storey fully operational warehouses
- Dedicated 2,000 kg goods lifts
- Renewable energy systems

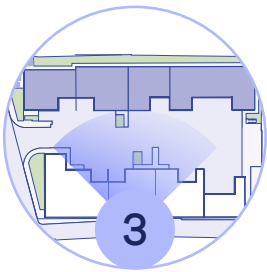
1 North Elevation



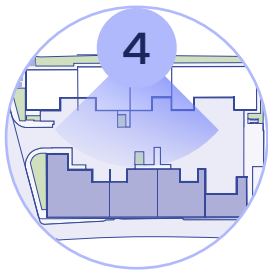
2 South Elevation



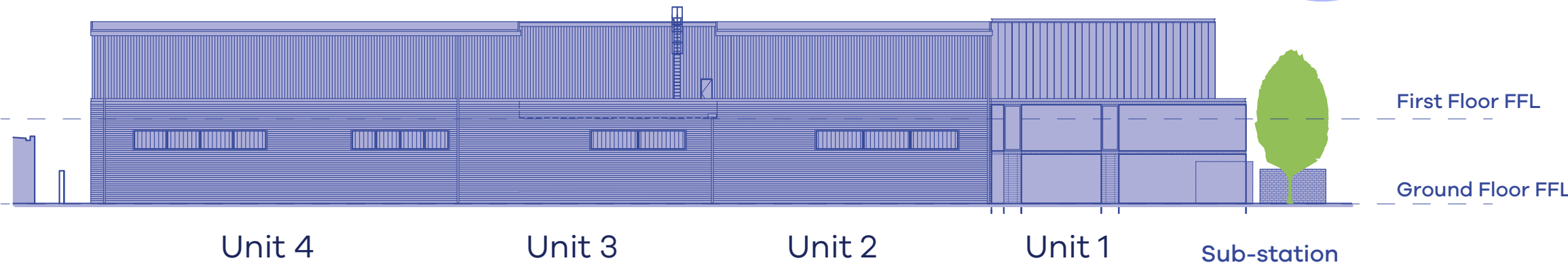
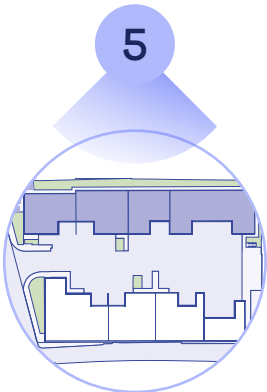
3 Elevation A-A



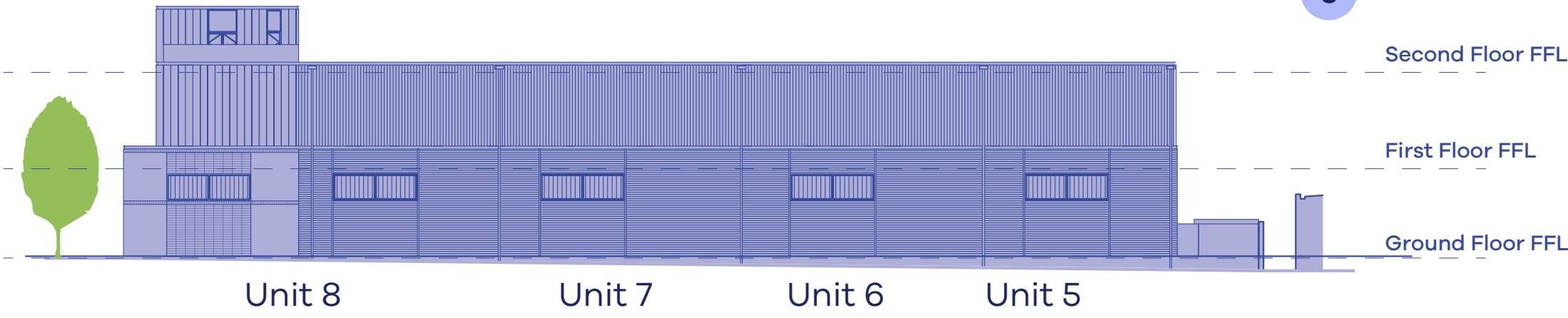
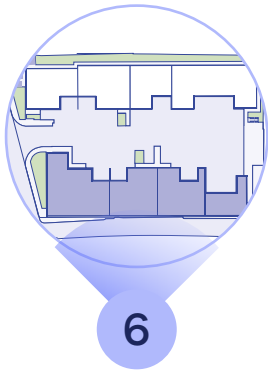
4 Elevation B-B



5 West Elevation



6 East Elevation



Space designed to help your business grow



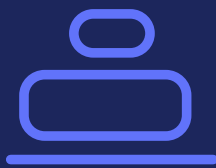
2,000 kg goods lift



Loading facility:
level access loading
doors on all units



Power capacity:
1 mVA



Loading capacity:
Ground Floor: 37.5 KN
First Floor: 12.5 KN



5m clear internal
eaves height on
both floors



New Grade A office
and core fit out
specification



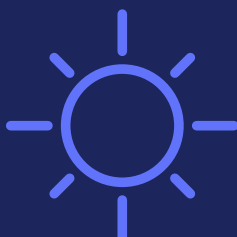
EPC: A+



BREEAM:
'Outstanding'



Aligned with the
Paris Agreement



PV panels and EV
charging points



Communal
breakout areas

Central London

Canary Wharf


Loughborough
Junction



Enjoy the ease of Zone 2

Bloom Camberwell’s prime location allows for quick and easy access across South London and Central London via road and rail.

With Loughborough Junction rail station a mere 8-minutes’ walk away, and Brixton and Oval underground stations both within a 25-minutes’ walk, commuting to work is made a breeze.

This location offers direct access to the A23, A215 and South Circular Road which enables and supports better business operations.

- 1

Myatt’s Fields
- 2

Camberwell Green
- 3

Camberwell College of Art
- 4

Blue Elephant Theatre
- 5

Burgess Park
- 6

South London Gallery
- 7

King’s College Hospital
- 8

Brixton Jamm
- 9

The Camberwell Arms
- 10

Theo’s
- 11

Good Neighbour
- 12

Brewbird
- 13

Camberwell Farmers’ Market
- 14

Jazzlive
- 15

Gladwell’s



Connected in all directions

Bloom Camberwell benefits from access to Overground services via Loughborough Junction, as well as underground services from Brixton station.

Brixton station provides access to the Victoria line and National Rail services (Chatham Main Line), making London commuting quick and efficient.



- 1 **Loughborough Junction**
8 mins
- 2 **Denmark Hill**
16 mins
- 3 **Brixton**
20 mins
- 4 **Oval (Stop BV)**
24 mins
- 5 **Stockwell**
25 mins



Local insight

3 mile radius

846k

Population projection by 2025

369k

Households by 2025

1.5m

Potential employees
projected by 2025

£43k

Average household income
projected by 2025



The charm of Camberwell

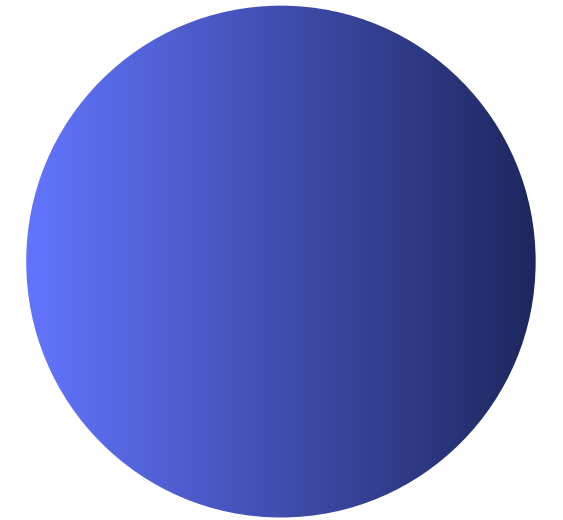
Camberwell is an ideal destination to attract a wide range of employees. Beyond the leafy walks, Georgian facades and ever-growing number of restaurants and bars, a charming and creative atmosphere is thriving.

Myatt's
Fields Park





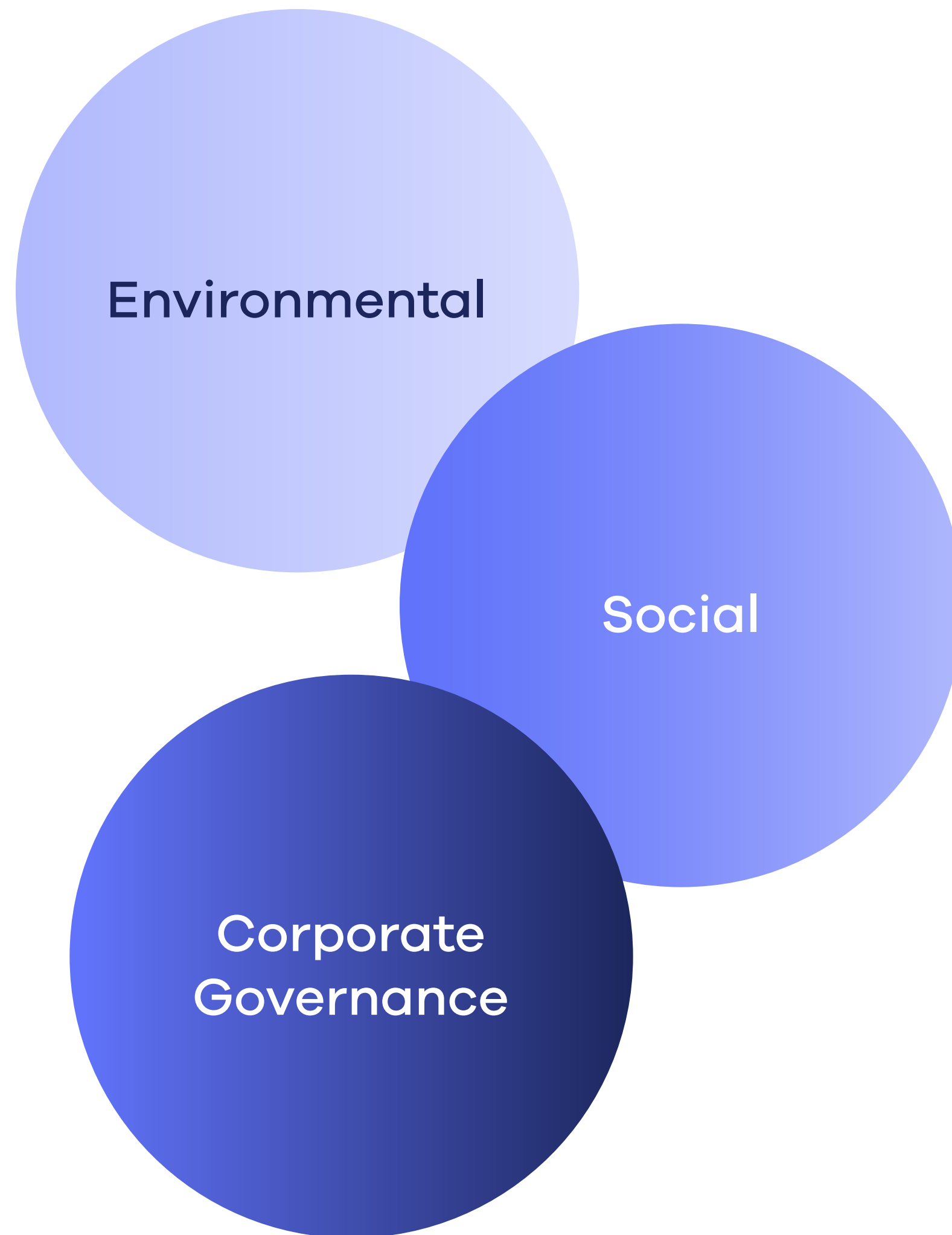
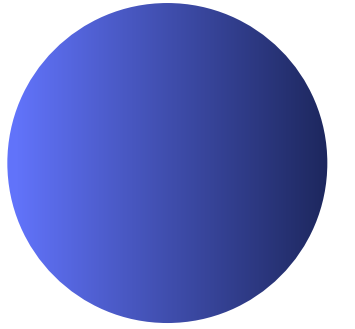
BLOOM CAMBERWELL



Fit for business

Bloom Camberwell has been designed to suit the needs of an enormous variety of different sectors. The flexibility of the space itself, alongside its amenities, make it ideal for sectors including last-mile logistics, trade counter, food and beverage, retail, film, manufacturing, e-commerce, dark kitchens, and many more.





Consciously built for the better

Bloom Camberwell encapsulates everything we're striving to deliver with an ultra-urban industrial estate. Heavily design led, it uses brickwork throughout the ground floor to mimic the street it sits on, while a shared, central facing yard looks to contain activity in one area and minimise any residential disruption.

But while it's good at blending in, there's so much that stands out. The development is aligned with the Paris Agreement, and has achieved an EPC A+ and BREEAM 'Outstanding' accreditation. It's car-free, bike-friendly, solar powered, and even has maximised PV density. If it's better for the environment and the people in it, we've done our best to include it.

Bloom

URBAN WAREHOUSES

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Our Portfolio