

CAMBERWELL

QUARTER

SE5

RARELY AVAILABLE FREEHOLD ESTATE

OPPORTUNITY AVAILABLE AS A SINGLE 3.90 ACRE
SITE, OR AS FIVE INDIVIDUAL SITES

SUITABLE FOR EITHER RESIDENTIAL DEVELOPMENT
OR COMMERCIAL INVESTMENT / DEVELOPMENT



EXECUTIVE SUMMARY

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- Freehold
- Site totalling 3.90 acres (1.58 hectares)
- Located in Zone 2, to the immediate south of Burgess Park and 0.5km north-east of Camberwell
- Resolution to grant planning permission (ref: 21/AP/1342) for 375 residential units (Class C3), up to 5,118 sq m of flexible commercial floorspace (Class E) and 112 sq m of community floorspace (Class F) within 12 blocks ranging from 2-13 storeys
- Excellent access to the City (3.2km), West End (4.1km) and Southbank (3.6km), making the site highly suitable for the service industry and last-mile logistics
- Existing buildings totalling 136,436 sq ft / 12,675.3 sq m GIA suitable for a variety of commercial uses including workshop, storage, office, studio, trade, showroom etc.
- Current passing rents total £360,458 pa (£2.64 psf).
- For sale as a whole or as five separate lots

Lot 1 15-19 Parkhouse Street, SE5 5SW

- 0.58 acres/0.23 hectares
- Self-contained warehouse on ground floor with separate office fronting Parkhouse Street on basement, ground and 1st floor. Total GIA of 10,873 sq ft
- Current passing rent of £55,176 pa expiring in 31/04/2023

Lot 4 Units 1-4 Burgess Business Park, SE5 7TJ

- 1.30 acres / 0.52 hectares
- Workshop, office and warehouse space totalling 54,431 sq ft over basement, ground & 1st floors
- Current passing income of £109,650 pa (excluding income shared with Lot 3). All leases expire by 25/03/2023

Lot 2 2 Parkhouse Street, SE5 7TQ

- 0.13 acres/0.05 hectares
- Currently a car wash and MOT service garage totalling 5,753 sq ft
- Passing rent of £18,000 pa, lease expires in July 2025

Lot 5 Unit 9 Burgess Business Park, SE5 7TJ

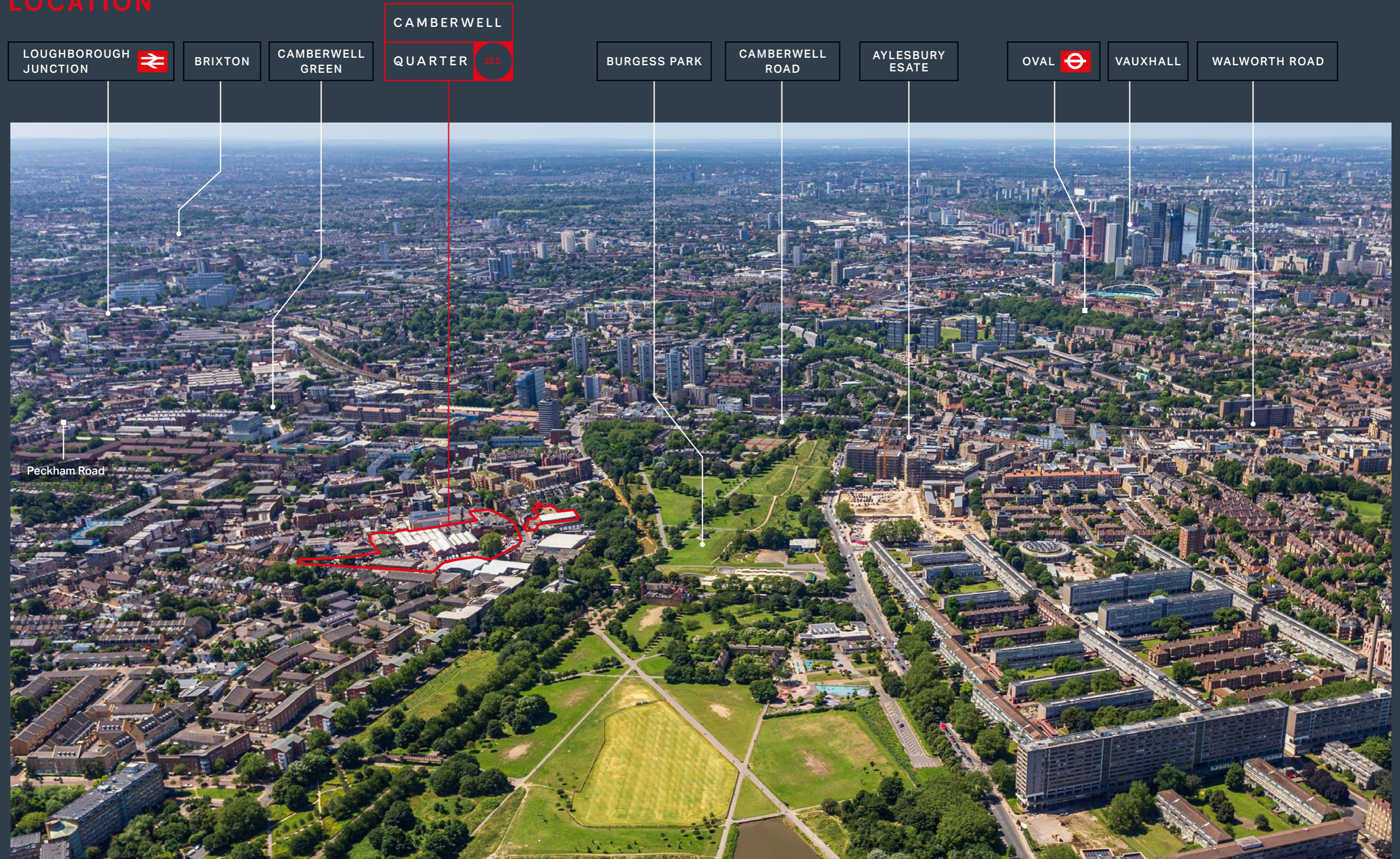
- 0.50 acres/0.21 hectares
- Contains Unit 9 only, on ground floor only and consists of an electric motorcycle trading and repairs shop with a separate car recovery business currently leasing the yard space to the rear of the unit
- Passing rent of £57,500 pa expiring in 31/08/2024

Lot 3 Units 5, 6 & 7 Burgess Business Park & 10-12 Parkhouse Street, SE5 7TQ

- 1.39 acres/0.56 hectares
- Workshop and office space totalling 57,860 sq ft GIA over ground, 1st & 2nd floors
- Passing rent of £120,132, please note that this includes the income for Unit 3 (part of Lot 4) as the occupier holds Units 3 & 5 under the same lease, which expires on 25/03/2023

- For sale via informal tender
- Offers are invited on an unconditional basis for the whole or individual lots
- Alternative proposals considered whereby site is sold and the completed commercial (as consented) is handed back to the vendor

LOCATION



LOCATION

Located on the south side of Burgess Park, the site is strategically positioned c.3km south of the City, c.4km southeast of the West End and c.5km to the west of Canary Wharf. Surrounding centres include Camberwell (0.7km to the south-west), Peckham (1.7km to the south-east) and Elephant & Castle (1.9km to the north-west).

The immediate locality comprises a mix of commercial and residential uses reflecting the wider make-up of this part of south London. Brixton's creativity, Peckham's vibrancy and the wholesale regeneration underway at Elephant & Castle all combine to create a rich mix of cultures, uses and opportunities which is apparent in the site's current form and future proposals. Nearby occupiers include, Big Yellow, Shurgard, PHS, Royal Mail, Ocado, Yodel, FedEx, SIG, Selco Builders Warehouse and Rexel.

Burgess Park (immediately to the north) is Southwark's largest park and underwent an £8m renovation in 2012 to provide multiple sports facilities. The park is well known for its fishing lake, community gardens and cafés.

Camberwell Quarter is located within the Parkhouse Street Local Development Study and forms part of a series of sites earmarked for residential led redevelopment and associated commercial uses.



Burgess Park



Elephant & Castle



What3Words location reference point ///helps.hoping.rails



view looking north over the site towards Burgess Park

LOCATION



WIDER AREA

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Old Kent Road Area Action Plan (OKR AAP)

The OKR AAP sets out a vision to deliver 20,000 new homes and 10,000 additional jobs by 2035. At present, there are c. 10,000 consented units across the OKR AAP. Current schemes include Bermondsey Place (Berkeley Homes), the Ruby (Avanton) and London Square Bermondsey (London Square)



Elephant & Castle redevelopment



Aylesbury Estate

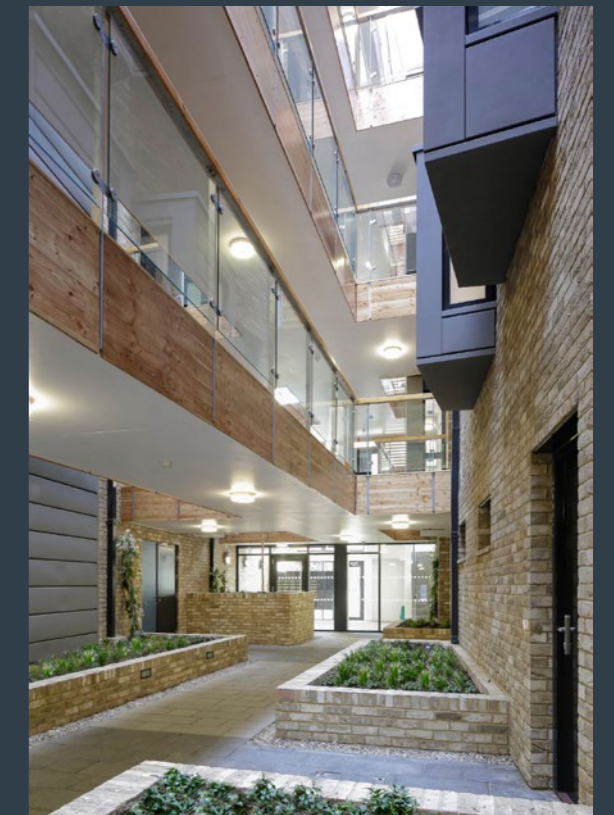
A master consent was gained in April 2015 for 2,745 units to redevelop the estate. Phase 1A (229 units) has now completed with Phase 1B (352 units) due to complete in 2025.



Elephant & Castle

The regeneration around Elephant & Castle is being led by Lendlease, who are completing the final phases of Elephant Park, the redevelopment of the former Heygate Estate which on completion will provide c. 2,500 residential units. Currently, there are two blocks under construction which will be completed by Q4 2024. The development also contains a purpose built 2 acre park, which is located at the centre of the development.

Elephant Central, the redevelopment of the former Elephant & Castle shopping centre is now underway by Get Living and Delancey. The development provides a new 979 unit development in a series of buildings up to 34 storeys and will include a new campus for UAL and station entrance.



Aylesbury Estate new housing

TRANSPORT

There are a range of transport nodes in the locality including South Bermondsey Rail Station (5 minute direct service to London Bridge) 1.4 miles to the north-east, Oval Underground Station located 1.1 miles to the west (Northern Line), and Queen's Road Peckham Overground and Rail Station (providing services to Clapham Junction in 21 minutes) located 1.3 miles to the south east.

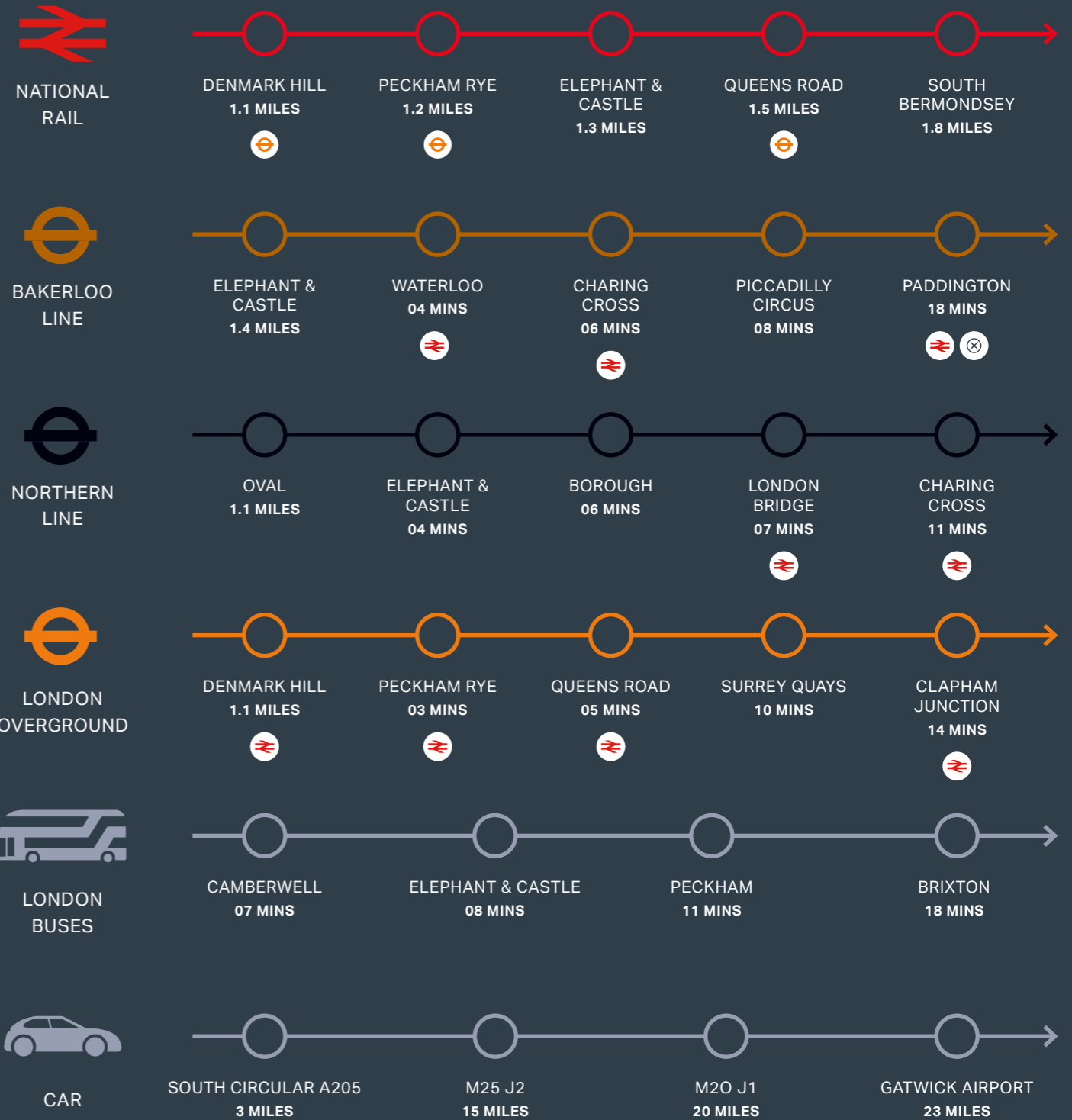
Local bus services run along Camberwell Road to the immediate west providing easy access to Elephant & Castle, London Waterloo and surrounding centres.



Camberwell Quarter benefits from good transport links to both the City (via the A2 to the north) and the West End (via Peckham Road to the south) and more broadly to the national motorway network (Junction 2 of the M25 (Darenth Interchange) is approximately 15 miles to the east). London City Airport is located 8.9 miles to the east and Gatwick Airport 23 miles to the south.

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Directly Connected to London...



Source: Google Maps

SITE OVERVIEW

The overall site extends 3.90 acres (1.58 hectares) and comprises two principal elements;

The principal site fronting onto Parkhouse Street and a smaller self-contained site accessed from Parkhouse Street and overlooking Burgess Park. Both sites are currently surrounded in the main by commercial operations with some residential ownerships fronting Southampton Way, Wells Way and at the entrance to Parkhouse Street. A number of the adjoining sites are subject to ongoing proposals for redevelopment.

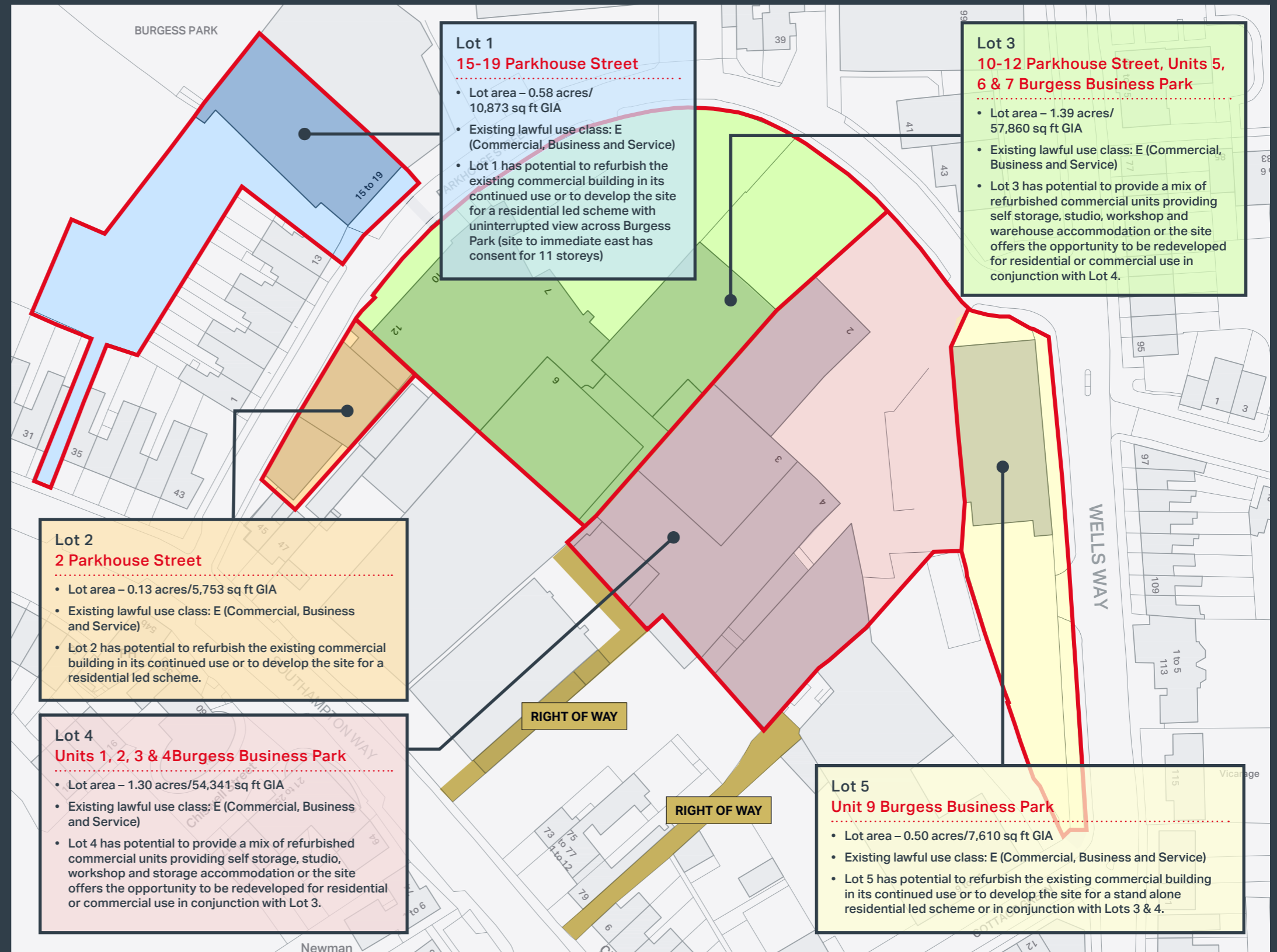
The existing buildings extend to 136,436 sq ft GIA, comprise a mix of warehousing, office and industrial units and provide a high site cover (c. 42%). Externally, there are c.50 parking spaces and associated yard space totalling 22,840 sq ft/2,121 sq m.

In general, the existing buildings are in a mixed state of repair, reflective of a strategy of working towards gaining a comprehensive planning consent. In principle, the existing buildings could be easily refurbished and re-let at market rents.

The general configuration and open yards would appeal to a wide range of occupiers and business owners and could easily be reconfigured to suit a variety of commercial uses.

TENURE

The freehold interest of the site is held under two titles: TGL506721 and TGL201202.



Not to scale, indicative only



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Vauxhall

Elephant & Castle

City Cluster

Old Kent Road

Aylesbury Estate

Albany Road

Burgess Park

Burgess Park

Big Yellow Self Storage

Southampton Way

Wells Way

TENANCY SCHEDULE

Lot 1

Unit / Floor	Tenant	Area (GIA sq ft)	Lease Start	Break Option	Lease Expiry	Rent (pa)
15/19 Park House Street	Tannery Arts Ltd	10,873	08/06/2022	Mutual Rolling 6 weeks notice	31/04/2023	£55,176
Total		10,873				£55,176

Lot 2

Unit / Floor	Tenant	Area (GIA sq ft)	Lease Start	Break Option	Lease Expiry	Rent (pa)
2 Parkhouse Street	Mr Friday Moses	5,753	27/07/2020	Mutal Rolling 3 months notice	26/07/2025	£18,000
Total		5,753				£18,000

Lot 3

Unit / Floor	Tenant	Area (GIA sq ft)	Lease Start	Break Option	Lease Expiry	Rent (pa)
10/12 Parkhouse Street	Vacant (10-12 Parkhouse Street - 2nd Floor)	9,384				
	Vacant (12 Parkhouse Street - 1st Floor)	4,296				
	Vacant (10 Parkhouse Street - 1st Floor)	6,668				
	Vacant (10 Parkhouse Street - Ground)	1,516				
Unit 7 - Ground	Vacant	6,720				
Unit 6 - Ground		6,367				
Unit 5 -Ground	Out of Order Design	7,631	01/08/2022	Rolling Breaks 6 weeks notice	31/01/2023	£37,548
Unit 5 -First Floor	Areybyte (Charity 1167185)	7,631	06/12/2021	Rolling Breaks 6 weeks notice	25/03/2023	£37,000
Total		50,213				£71,340

Lot 3 & 4

Unit / Floor	Tenant	Area (GIA sq ft)	Lease Start	Break Option	Lease Expiry	Rent (pa)
Unit 6 - 1st Floor	Areybyte (Charity 1167185)	7,647	06/05/2021	Mutual Rolling 6 weeks notice	25/03/2023	£14,525
Unit 4 - 1st Floor		9,584				
Total		17,231				£14,525

Lot 4

Unit / Floor	Tenant	Area (GIA sq ft)	Lease Start	Break Option	Lease Expiry	Rent (pa)
Unit 4 - Ground Rear	R&R Teff Ltd	5,594	07/06/2022	Rolling breaks 6 weeks notice	16/04/2023	£30,000
Unit 4 - Ground Front	Vacant	3,990				
Unit 3 - Ground	Vacant	6,142				
Unit 3 - First Floor	Areybyte (Charity 1167185)	6,142	06/12/2021		25/03/2023	£37,000
Unit 2 - First Floor	Areybyte (Charity 1167185)	5,564	28/02/2022		25/03/2023	£13,500
Unit 2 - Ground	Out of Order Design	5,564	01/02/2022	Mutual Rolling 6 weeks notice	28/02/2023	£29,150
Unit 1 - 1st Floor	Vacant	5,880				
Unit 1 - Ground	Vacant	5,880				
Total		44,756				£109,650

Lot 5

Unit / Floor	Tenant	Area (GIA sq ft)	Lease Start	Break Option	Lease Expiry	Rent (pa)
Unit 9 - Ground	London Motorcycle Shop Ltd	7,610	17/09/2021	Mutual Rolling 1 month notice	31/08/2024	£42,500
Yard	London Motorcycle Shop Ltd		23/02/2022	Mutual Rolling 6 weeks notice	22/02/2025	£15,000
Total		7,610				£57,500

Telecoms Mast

Unit / Floor	Tenant	Area	Lease Start	Break Option	Lease Expiry	Rent (pa)
Telecoms Installation	Telefonica UK Ltd		08/06/2012		12/10/2019	£6,500
Telecoms Equipment	Everything Everywhere Ltd		14/10/2001		13/10/2022	£13,971
Telecom Aparatus	Vodafone Ltd		04/12/2001		03/12/2011	£13,796
Total						£34,267

Total		136,436				£360,458
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RESIDENTIAL PLANNING PERMISSION

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Camberwell Quarter is located in the London Borough of Southwark (LBS), is not listed and is not part of a conservation area. The site forms part of site allocation NSP25 with LBS's local plan and LBS's principles are set out in the Parkhouse Street Local Development Study.

The property benefits from resolution to grant consent (Ref: 21/AP/1342) for;

Demolition of the existing buildings and redevelopment of the site to provide residential units (Class C3), flexible commercial floorspace (Class E) and community floorspace (Class F) within 12 blocks of between 2-13 storeys, with car and cycle parking and associated hard and soft landscaping and public realm improvements.

A draft S106 has been issued by LBS which provides for the following;

- 35.4% affordable housing (by hab. Room) as a mixture of Social Rented Housing (70%) and Shared Ownership (30%)
- Financial contributions totalling £1,474,113.26
- An Early and Late Stage Review
- A copy of the draft s106 is available upon request
- We have estimated Mayoral and Borough CIL to equate £2,747,212.70. Parties should rely on their own enquiries in this regard



CGI of proposed Main Square

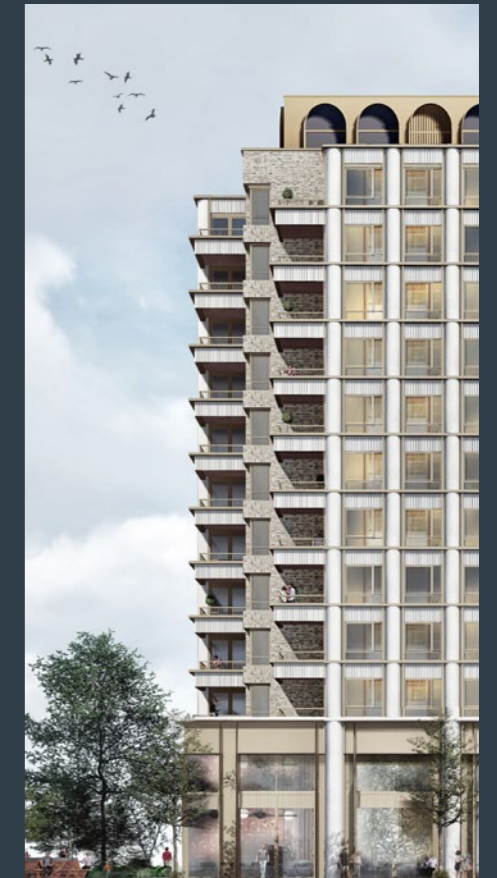
PROPOSED SCHEME

Designed by architects HTA Design, the consented scheme will provide:

- 12 blocks ranging from 2-13 storeys
- 375 residential units
- 238 private units (total NSA of 108,869 sq ft)
- 84 affordable rent units (total NSA of 68,711 sq ft)
- 53 shared ownership units (total NSA of 34,653 sq ft)
- 56,306 sq ft/5,118 sq m of commercial accommodation which is to be provided at the ground and 1st floors of some of the blocks



CGI of Commercial Mews



CGI of Bay Block H



CGI of Green Street

The ethos of the scheme is to provide a new cultural quarter with the existing former brick chimney at its centre, making an attractive focal point with new pedestrian access ways created from the north and east. The mix of residential and commercial uses will create an interactive and thriving community with access to Burgess Park to the immediate north. Wider scheme benefits include;

- An average private unit size of 736 sq ft NSA
- Good unit mix with 75% 1 and 2-bedroom units
- All units benefit from external private amenity space
- No basement
- 76 % of dual aspect apartments

Schedule of Accommodation – Summary

Block	Private NIA (sq ft)	AR NIA (sq ft)	S/O NIA (sq ft)	Commercial GIA (sq ft)	Description	Total GIA (sq ft)
A (2 Storeys)	3,843 (4 units)	-	-	-	4 x 3B4P units	3,897
B (2 Storeys)	-	-	-	16,049	Commercial space only in Block B	16,049
C (2 Storeys)	-	4,306 (4 units)	-	-	4x 2B4P	4,489
D (6 Storeys)	35,166 (42 units)	-	-	1,528	3 x 1B2P / 19 x 2B3P / 20 3B5P	47,996
E (6 Storeys)	18,277 (32 units)	-	-	1,916	15 x 1B1P / 8 x 1B2P / 4 x 2B3P / 5 x 3B5P	27,566
F (7 Storeys)	-	31,667 (41 units)	-	12,658	12 x 1B2P / 13 x 2B3P / 1 x 2B4P / 13 x 3B5P	52,011
G (7 Storeys)	29,224 (37 units)	-	-	12,325	9 x 1B2P / 13 x 2B3P / 8 x 2B4P / 7 x 3B5P	45,940
H (12 Storeys)	63,561 (75 units)	-	-	11,830	21 x 1B2P / 1 x 2B3P / 42 x 2B4P / 11 x 3B5P	92,989
I (8 Storeys)	22,712 (39 units)	-	10,099 (14 units)	-	39 x 1B2P / 13 x 2B3P / 1 x 2B4P	45,768
J (7 Storeys)	560 (1 unit)	1,605 (2 units)	24,554 (39 units)	-	30 x 1B2P / 6 x 2B3P / 6 x 2B4P	37,125
K (6 Storeys)	-	26,802 (33 units)	-	-	10 x 1B2P / 9 x 2B3P / 4 x 2B4P / 10 x 3B5P	38,836
L (4 Storeys)	7,526 (8 units)	4,331 (4 units)	-	-	1 x 2B3P / 6 x 2B4P / 5 x 3B4P	14,865
Total	180,869 (238 units)	68,711 (84 units)	34,653 (53 units)	56,306		427,531

A comprehensive schedule of accommodation is available on the data room along with all wider reports commissioned in support of the planning application.

MASTER PLAN



COMMERCIAL USE COMMENTARY

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Camberwell Quarter offers a fantastic opportunity for those parties looking for a commercial re-purposing or re-development opportunity. Currently the site provides 136,436 sq ft of existing buildings across 3.9 acres which would appeal to an array of commercial occupiers including Owner Occupiers, Retailers, Manufacturers, Last Mile & Third-Party Logistics Operators, Service Providers, Trade Counter Occupiers, Self-Storage Operators, Artist Studios, Workshops, Office Users, Dark Kitchens and many other uses suited to ultra-urban industrial/commercial space.

Due to 23% of London's industrial land being lost to alternative uses over the past two decades, there remains a fundamental imbalance between supply and demand, and a significant absence of high-quality, readily available prime and secondary commercial stock to meet occupational appetite which continues to outstrip London's dwindling supply of industrial floorspace, with vacancy rates across Greater London currently sitting at 3%, and 2% in Central London.

Consequently, despite a recent economic downturn, commercial rental values have continued to show consistent performance and growth, with rents rising by as much as 50% in some Central London locations from H2 2021 to H1 2023.

Rental values across South London (See Schedule) range from £25 per sq ft to £40 per sq ft with rents in the Camberwell area for Prime and Secondary stock in the region of £30 per sq ft and £22.50 per sq ft respectively.



Big Yellow, Southampton Way

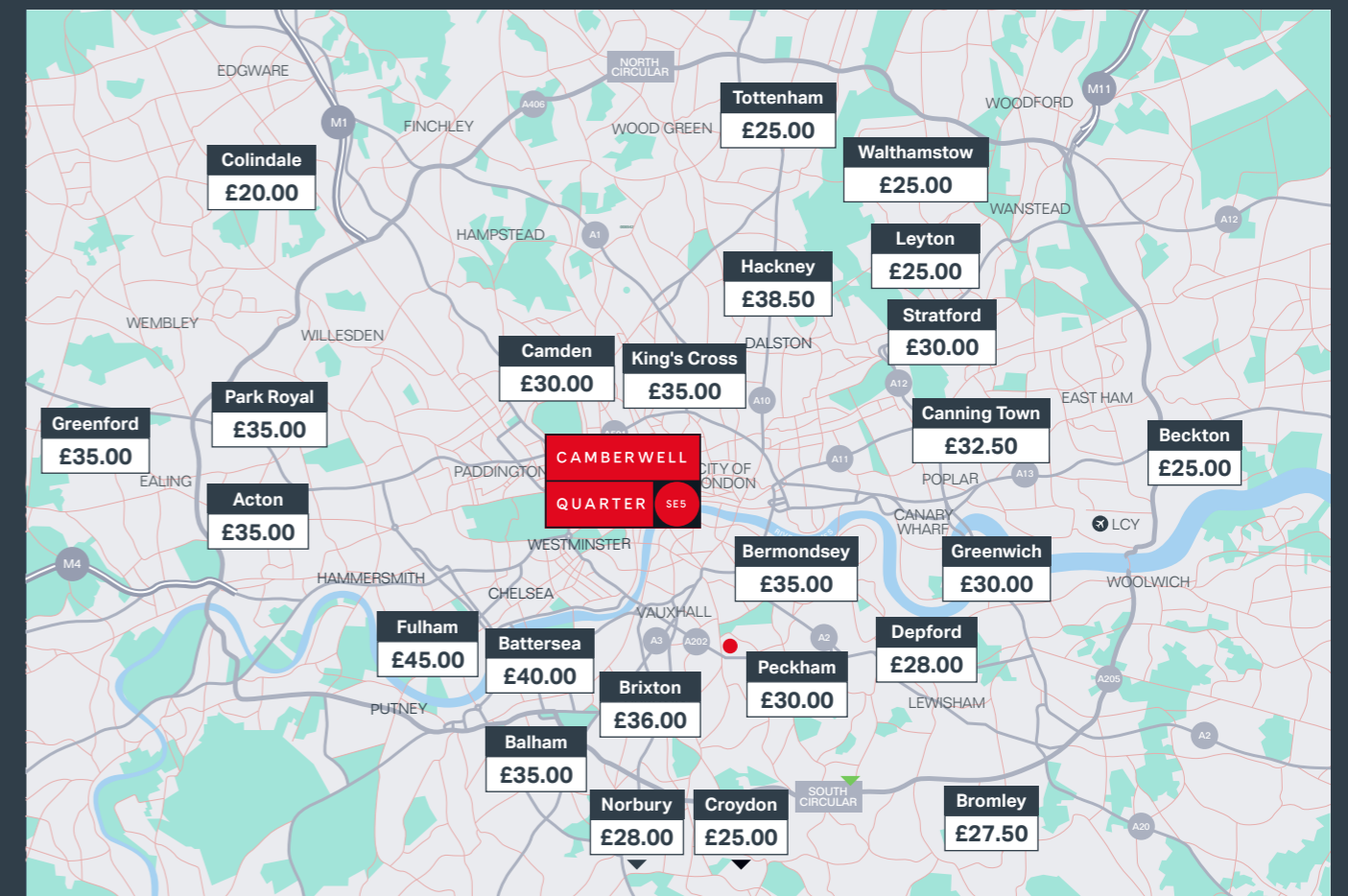


Burgess Business Park entrance

Occupational Market

Tenant	Address	Date	Area (sq ft)	Rent (psf)	Term Certain
Howdens	Unit 7 & 8, Bermondsey Trading Estate, Bermondsey, London SE16	TBC	11,936	£29.00	10 years
Bliss Travel	Unit A Verney Road, Bermondsey, London SE16	Oct-22	10,000	£25.25	5 Years
Freddie's Flowers Ltd	24-34 Ingate Place, Battersea, SW8	Aug-18	20,809	£33.00	10 Years
-	Unit C1, Six Bridges Trading Estate, Bermondsey, London SE15	May-22	8,534	£28.00	3 years
Zoomo London Ltd	Unit 1 Admiral Hyson, Bermondsey, London SE16	Mar-22	5,328	£25.00	2 Years
Zevhub Ltd	Bermondsey 64, Mandela Way, London, SE16	Feb-22	64,000	£20.00	20 Years
Screwfix	Units 2&3 Norbury Trading Estate, Norbury, SW16	Feb-22	4,885	£27.75	10 Years
Xihelm Ltd	Unit 27 Bermondsey Trading Estate, Bermondsey, London SE16	Feb-22	4,082	£27.95	5 years
Bureau Veritas UK Ltd	Unit 10 Bermondsey Trading Estate, Bermondsey, London SE16	Feb-22	5,209	£26.50	10 years
Screwfix	Units 2- 3 Norbury Trading Estate, Norbury, SW16	Jan-22	6,519	£27.50	15 years
SnowFox Midco 1 Ltd	1 SEGRO Park Deptford, Deptford, London, SE8	Dec-21	16,701	£35.00	12 years
Benugo Ltd	Unit 12, Bermondsey Trading Estate, SE16	Dec-21	4,867	£30.31	10 years

Prime Urban Logistics Rents Per Sq Ft



Not to scale indicative only.

LOT 1

15-19 PARKHOUSE STREET, SE5 5SW

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For indicative purposes only.

Description

The site is located on the north-west of Parkhouse Street and is bounded by Burgess Park to the north-west, low rise residential housing to the south and south-west and 21-23 Parkhouse Street to the east, an adjoining site which is owned by the LBS and benefits from planning permission for a new-build residential scheme of 33 units across a part 5, 7 and 10-storey scheme.

The site comprises a single-storey steel portal brick clad warehouse (7 metre eaves) in addition to an office building on basement, ground and 1st floor fronting Parkhouse Street. The buildings are internally connected at ground floor level and the office building has a single set of stairs. The unit is in a mixed state of repair.

More broadly, the site includes a service yard of 15,374 sq ft/ 1,429 sq m.

Vehicular access to the site is provided direct from Parkhouse Street and there is a separate vehicular access running beneath 33a Southampton Way.

Tenancy

The entire site is leased to the Tannery Arts Ltd and used currently for the fabrication and construction of modern artworks.

The current passing rent is £55,176 pa, with a mutual rolling 6 week break (outside the Landlord and Tenant Act 1954).

Tannery Arts Ltd have sub-let the workshop space to Phyllida Barlow.

Rateable Value

The current Rateable Value is £21,000 and the property is described as Workshop and Premises. From April 1st 2023, the Rateable Value will increase to £35,750.

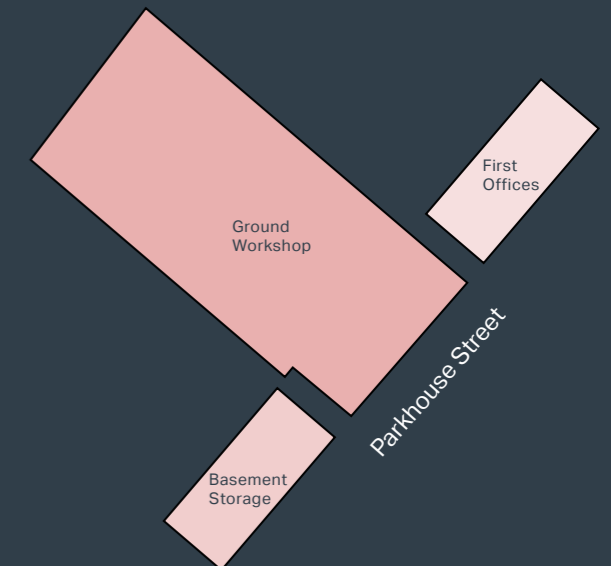
Site Area

0.58 acres/ 0.23 hectares.

Schedule of Areas

Floor	Use	sq m	sq ft
First	Office	127.0	1,367
Ground	Warehouse	756.1	8139
Basement	Storage	127.0	1,367
Total		1,010.1	10,873

Floor Plans



Plans for indicative purposes only (not to scale).



LOT 2

2 PARKHOUSE STREET, SE5 7TQ



For indicative purposes only.

Description

2 Parkhouse Street is bounded by a residential building to the south-west, low rise commercial to the rear and 10-12 Parkhouse Street (Lot 3) to the north-east. The site sits opposite attractive 2-storey Victorian housing on the north side of Parkhouse Street.

The site presently comprises a single-story commercial unit, currently used as an MOT centre and car wash.

Tenancy

The entire site is let to Mr Friday Moses at a passing rent of £18,000 pa, with the current lease due to expire on 26/07/2025 (outside the Landlord and Tenant Act 1954).

Rateable Value

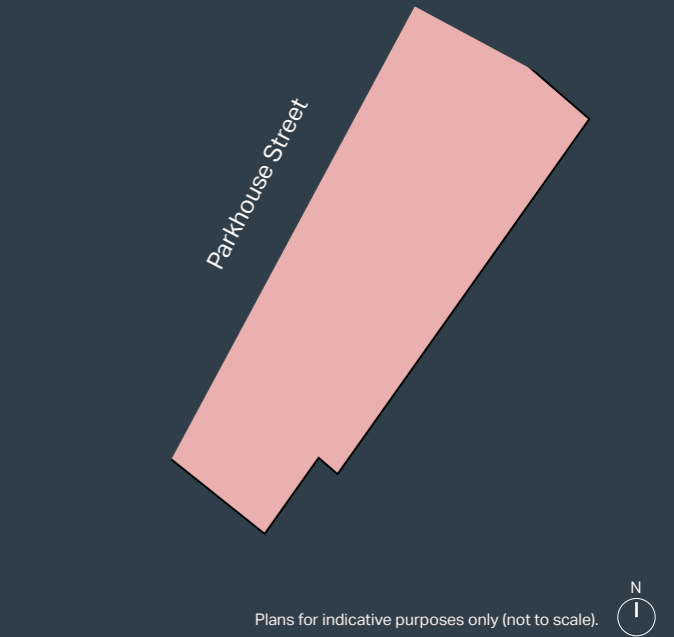
The current Rateable Value is £58,000 and the property is described as Workshop and Premises. From April 1st 2023, the Rateable Value will be £123,000.

Schedule of Area

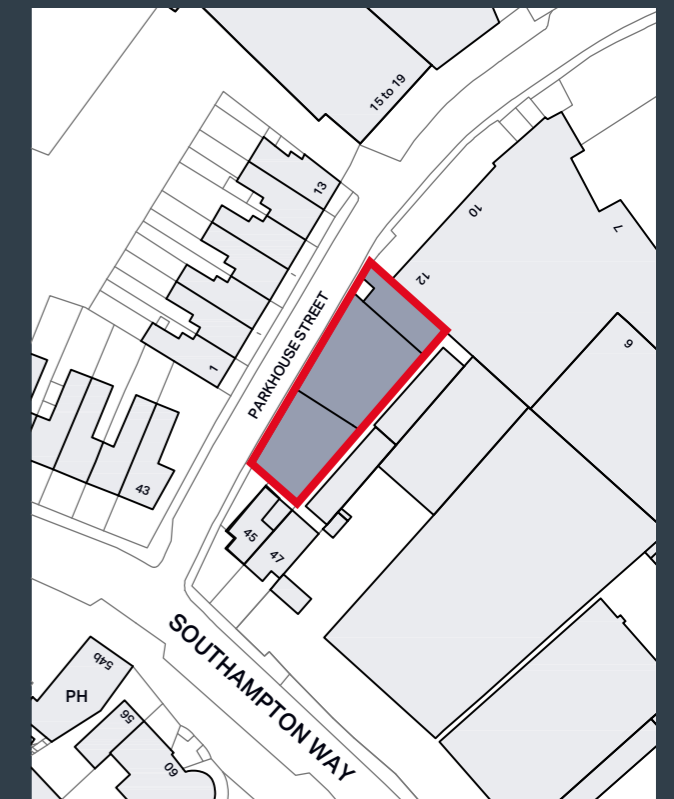
Floor	Use	sq m	sq ft
Ground	Warehouse	534.5	5,753
Total		534.5	5,753



Ground Floor Plan



Plans for indicative purposes only (not to scale).



LOT 3

10-12 PARKHOUSE STREET, SE5 7TQ
UNITS 5, 6 & 7 BURGESS BUSINESS PARK



For indicative purposes only.

Description

This lot comprises a self-contained office building at 10-12 Parkhouse Street and a self-contained warehouse, workshop and art studio space at Units 5, 6 & 7 Burgess Business Park. The lot fronts onto Parkhouse Street and is bounded by Big Yellow Self Storage to the rear.

10-12 Parkhouse Street is an office building, on ground, 1st and 2nd floors. The ground floor is self-contained office space which shares an entrance with Unit 7. The first floor of 10 Parkhouse Street is office space which is accessed via two internal staircases and provides access to 12 Parkhouse Street at 1st floor level. At 2nd Floor level, 10 and 12 Parkhouse Street are connected to form a self-contained office space. The building is in a poor state of repair.

Unit 7 is a ground floor only self-contained warehouse. The unit is accessed internally via a shared entrance way with 10 Parkhouse Street. The unit provides further internal access to Unit 6. The unit is in a mixed state of repair.

Unit 6 contains warehouse space at ground level and art studios at 1st floor level. The unit is accessible internally via an internal staircase. The unit is in a mixed state of repair.

Unit 5 is a self-contained building with warehouse space at ground level. At 1st floor level, Unit 5 contains art studio space of the same size, which can be accessed via an internal staircase. The unit is in good condition.



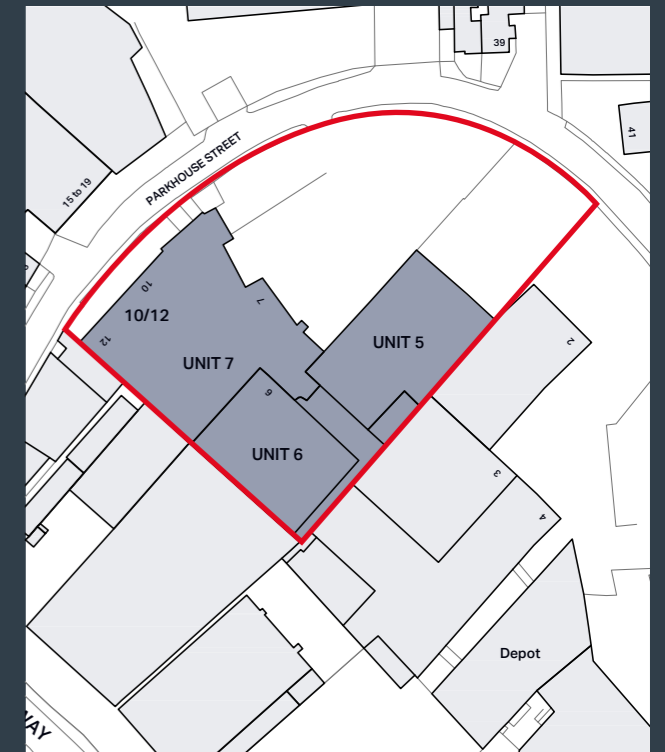
Tenancy

Currently, Unit 6 (ground floor) and Unit 7 (ground floor) 10-12 Parkhouse Street are vacant. The ground floor of Unit 5 is leased to Out of Order Design Ltd at a passing rent of £34,340 pa expiring in Jan 2023, and the first floor of Unit 5 is leased out to Arebyte at a passing rent of £37,000 pa expiring in March 2023 (outside the Landlord and Tenant Act 1954).

Lot 3's total passing income is £120,132 pa including shared lease from Unit 6 & Unit 4 1st floor Lot 4 and Unit 5 & Unit 3 1st floor Lot 4.

Rateable Value

The current Rateable Value is £266,500 and the units are described as Warehouse, Factory and Office Premises. From 1st April 2023, the Rateable Value will be £427,500.



Plan for indicative purposes only (not to scale).



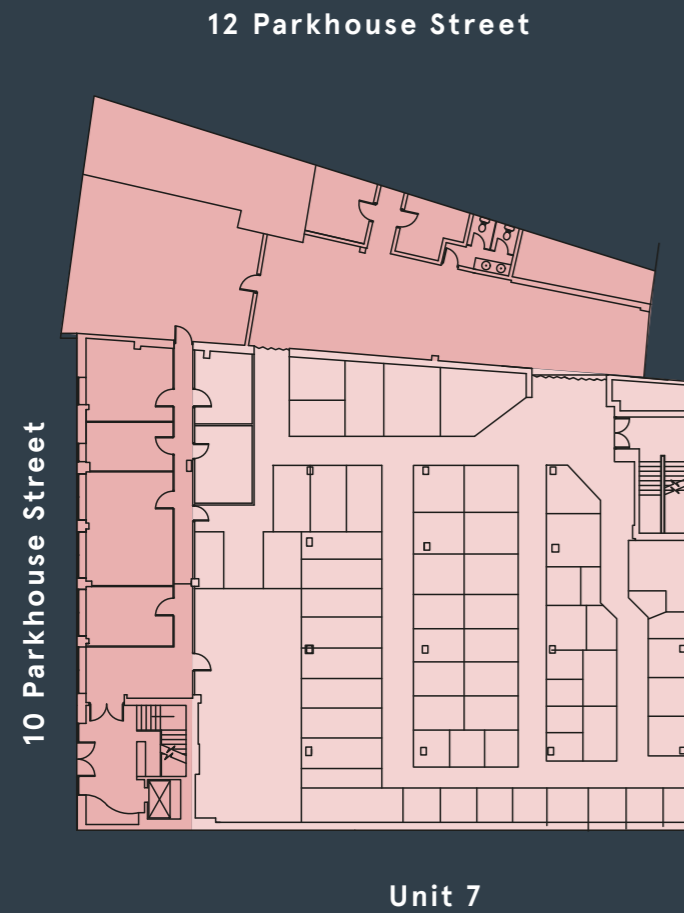
LOT 3

10-12 PARKHOUSE STREET, SE5 7TQ
UNITS 5, 6 & 7 BURGESS BUSINESS PARK

CAMBERWELL
QUARTER **SE5**

Floor Plans

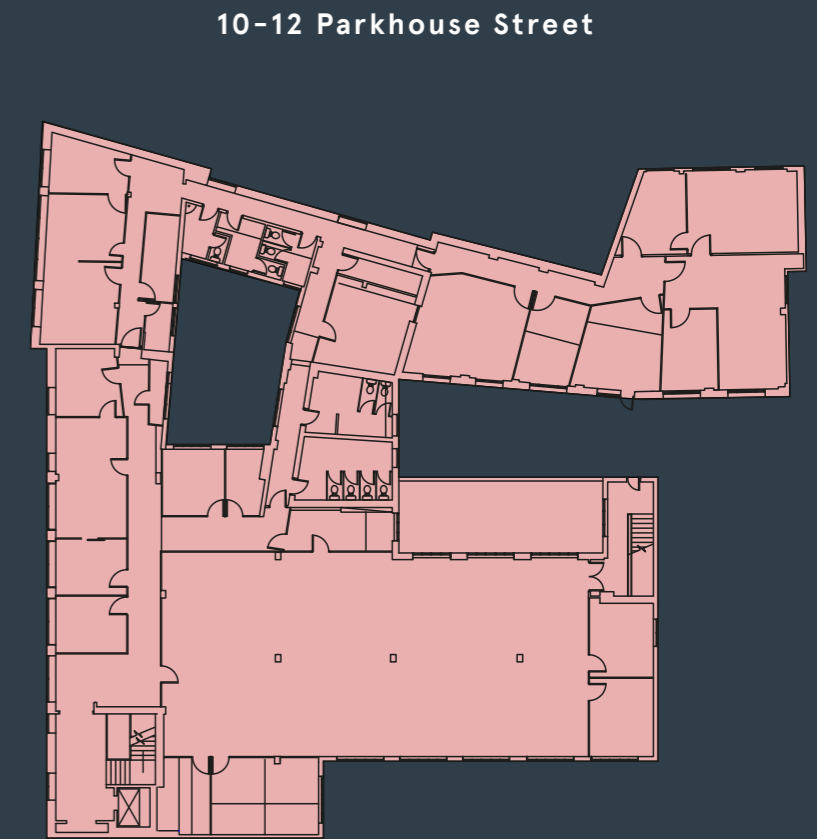
Ground Floor




First Floor



Second Floor



Plan for indicative purposes only (not to scale). 

LOT 3

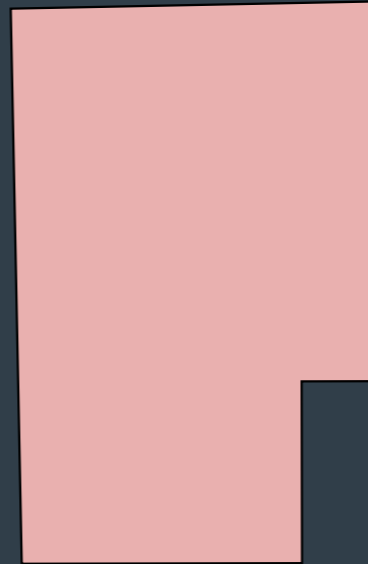
10-12 PARKHOUSE STREET, SE5 7TQ UNITS 5, 6 & 7 BURGESS BUSINESS PARK

Floor Plans

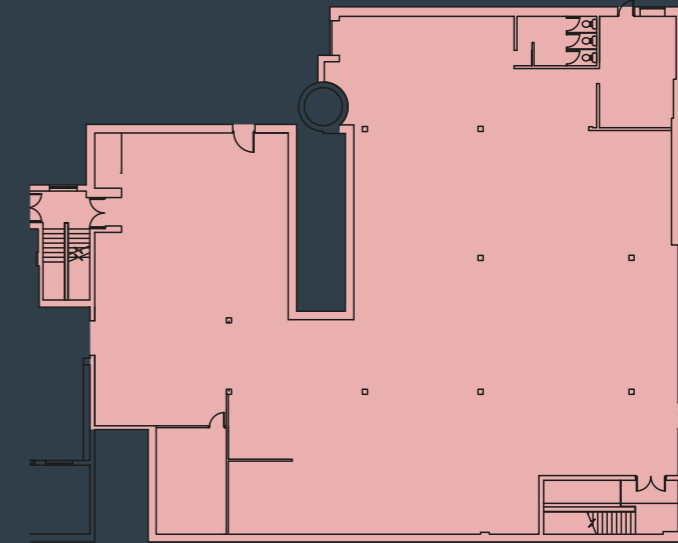
Schedule of Areas

Unit	Floor	sq m	sq ft
10 Parkhouse Street	First	619.5	6,668
	Ground	140.8	1,516
12 Parkhouse Street	First (Resi)	399.1	4,296
10-12 Parkhouse Street	Second	871.8	9,384
Unit 5	First	708.9	7,631
	Ground	708.9	7,631
Unit 6	First	710.4	7,647
	Ground	591.5	6,367
Unit 7	Ground	624.3	6,720
Total		5,375.2	57,860

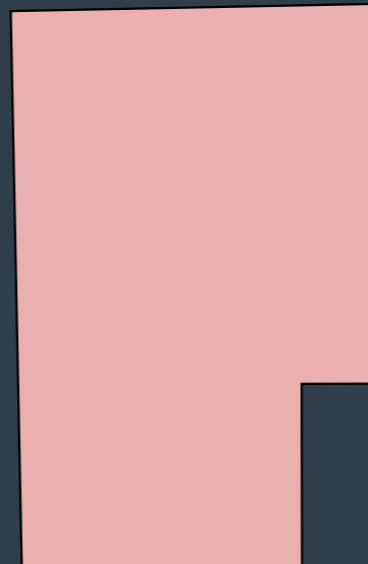
Unit 5 - First Floor



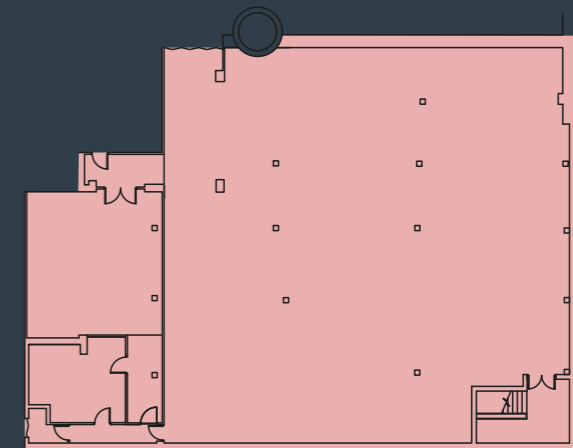
Unit 6 - First Floor




Unit 5 - Ground Floor



Unit 6 - Ground Floor



View of 10-12 Parkhouse Street.

Plan for indicative purposes only (not to scale). 

LOT 4

PARKHOUSE STREET, SE5 7TQ UNITS 1, 2, 3 & 4 BURGESS BUSINESS PARK



For indicative purposes only.

Description

This lot comprises three distinct buildings containing a number of interconnected workshop and warehouse units on the ground floor, and art studios across the 1st floor. The lot fronts onto and is accessed from Parkhouse Street.

Unit 1 is currently a derelict warehouse building spread over ground and 1st floors. Unit 1 is connected to Unit 4 via a 1st floor corridor and is in a mixed state of repair.

Unit 2 comprises a self-contained workshop at ground level and an art studio at 1st floor level the same size which is accessed via an external staircase. Unit is in good state of repair.

Units 3 & 4 comprise self-contained warehouse space at ground level and art studio space at 1st floor level. Units 3 & 4 1st floor are accessed via an external staircase and are connected internally. Units are in a mixed state of repair.



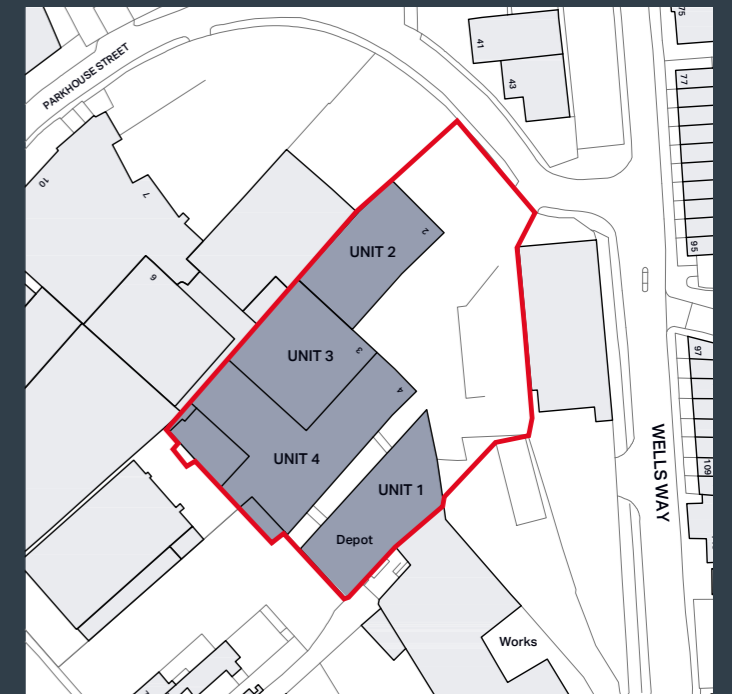
Tenancy

Units 1-4 are largely income producing with tenants including Out of Order Design Ltd, Arebyte and R&R Teff Ltd producing a total rental income of £124,650 pa (see Tenancy Schedule), with lease expiry of 16/04/2023.

The existing lawful use class is E.

Rateable Value

The current Rateable Value is £205,500 and the units are described as Factory, Office and Warehouse premises. From 1st April 2023, the Rateable Value will be £307,250.



Plan for indicative purposes only (not to scale).

LOT 4

PARKHOUSE STREET, SE5 7TQ UNITS 1, 2, 3 & 4 BURGESS BUSINESS PARK

Schedule of Areas

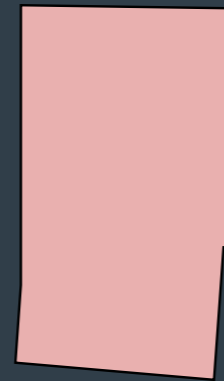
Unit	Floor	sq m	sq ft
Unit 1	Ground & First	1,092.6*	11,761*
Unit 2	First	516.9	5,564
	Ground	516.9	5,564
Unit 3	First	570.6	6,142
	Ground	570.6	6,142
Unit 4	First	890.4	9,584
	Ground	890.4	9,584
	Basement	-	-
Total		5,048.4	54,341.0

*Please note that areas of Unit 1 are an estimate.

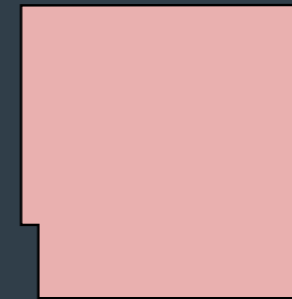


Floor Plans

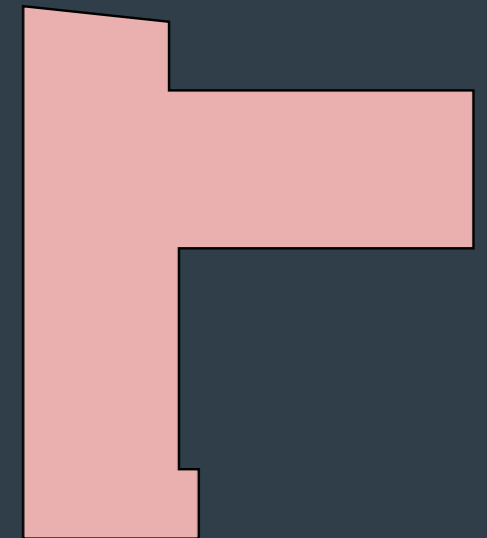
Unit 2 - 1st Floor



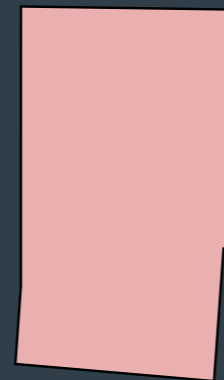
Unit 3 - 1st Floor



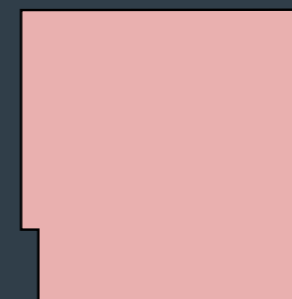
Unit 4 - 1st Floor



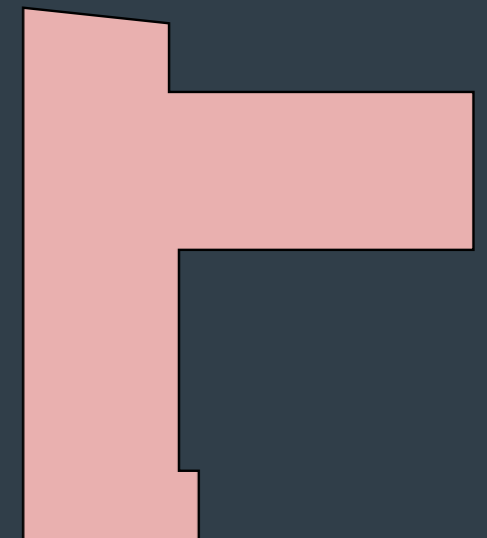
Unit 2 - Ground Floor



Unit 3 - Ground Floor



Unit 4 - Ground Floor



Parkhouse Street

Note: No plans available for Unit 1

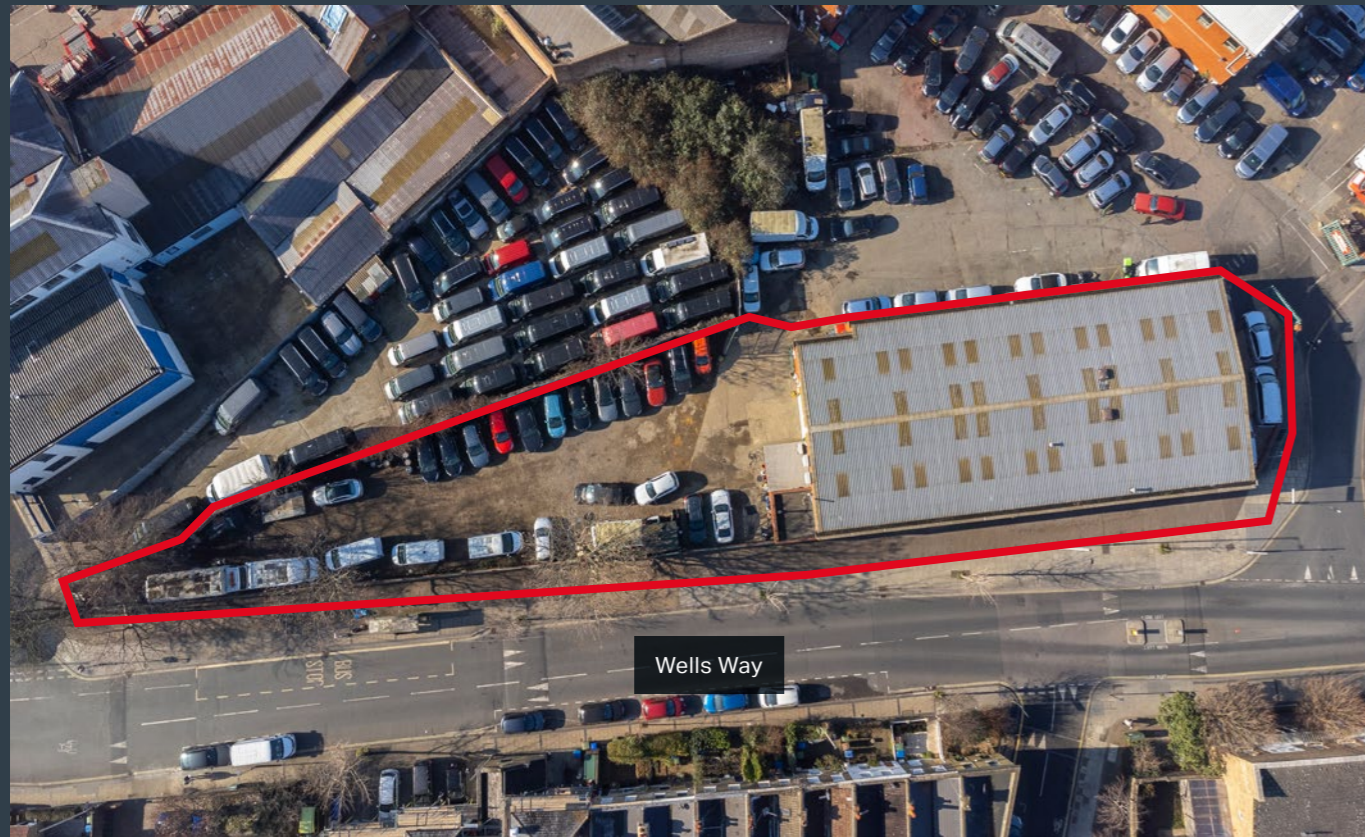
Plans for indicative purposes only (not to scale).



LOT 5

PARKHOUSE STREET, SE5 7TJ UNIT 9 BURGESS BUSINESS PARK

CAMBERWELL
QUARTER SE5



For indicative purposes only.

Description

Unit 9 Burgess Business Park is accessed via Parkhouse Street and fronts Wells Way.

The site presently comprises a modern single-storey commercial building with an extensive yard and parking area to the side separately accessed from Wells Way. The building is currently occupied by an electric motorcycle repair company with external car sales.

The existing building totals 7,610 sq ft/ 707 sq m.

There is associated yard space to the rear of Unit 9, totalling 7,387 sq ft/686 sq m. The space is currently sublet to a car recovery service Abas Auto.

Tenancy

Unit 9 Burgess Business Park is leased to a London Motorcycle Shop Ltd at £42,500 pa expiring in August 2024. London Motorcycle Shop Ltd have further let the adjoining yardspace at £15,000 p.a expiring in February 2025. Both leases are outside the Landlord and Tenant Act 1954.

Rateable Value

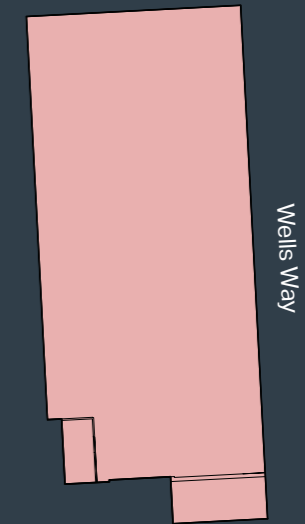
The current Rateable Value is £58,000 and the property is described as Workshop and Premises. From 1st April 2023, the Rateable Value will be £123,000.

Schedule of Areas

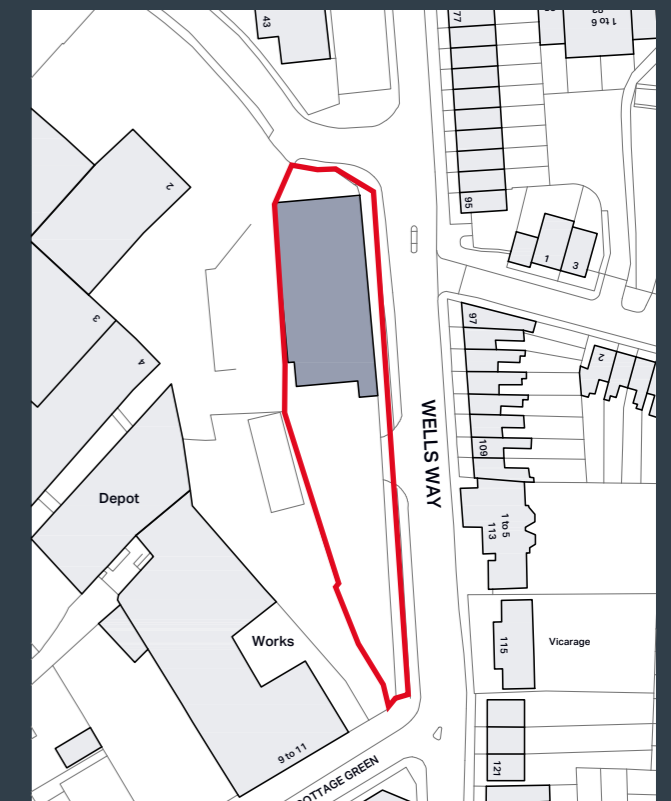
Floor	Use	sq m	sq ft
Ground	Warehouse	707.0	7,610
Total		707.0	7,610



Ground Floor Plan



Plans for indicative purposes only (not to scale).



FURTHER INFORMATION

VAT

The site is elected for VAT.

EPC

Available upon request.

Data room

The data room can be provided upon request.

AML

In line with the Money Laundering, Terrorist, Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with Anti-Money Laundering policy. Further details on request.

Proposal

Offers invited on an unconditional basis for the benefit of the entire freehold interest via informal tender. Consideration will be given to proposals on individual lots. Price on application.

Contact

For further information or appointments to inspect please contact the joint sole letting agents:



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