

EATON GREEN
ESTATE AGENTS





£2,083.33_{PCM}

*Camberwell New Road,
Camberwell,
SE5*

Versatile Commercial / Retail Studio Space – Camberwell New Road – 1,312 sq ft An excellent opportunity to lease a spacious and versatile **1,312 sq ft commercial unit**, conveniently located just off **Camberwell New Road**. The premises are **currently being used as the dining area of an existing restaurant and will be separated to create a self-contained commercial unit**. Offering a predominantly **open-plan layout**, the space would be particularly well suited for use as a **Pilates studio, yoga studio, fitness/wellness space, retail premises or other commercial use**, subject to any necessary consents. The flexible open-plan accommodation allows prospective occupiers to configure the premises to suit their individual business requirements, whether for **retail, fitness, wellness or studio use**. The unit also benefits from **toilet facilities**. The property is conveniently positioned within easy reach of **Oval Underground Station** and benefits from a variety of nearby **bus routes and transport connections**, providing excellent accessibility to the surrounding areas and Central London. **Key Features**

- Approximately **1,312 sq ft**
- Currently used as a restaurant dining area and **to be separated into a self-contained commercial unit**
- Spacious **open-plan accommodation**
- Suitable for **retail use**
- Ideal for **Pilates, yoga, fitness or wellness operators**
- Flexible commercial space suitable for a variety of occupiers
- Toilet facilities
- Close to **Oval Underground Station**
- Excellent local transport links
- Convenient Camberwell New Road location
- **New lease available – terms to be agreed**

Lease: A new lease is available on terms to be agreed. **Viewing:** Strictly by appointment.

FEATURES:

Vacant Unit

New Terms to be Negotiated

£25

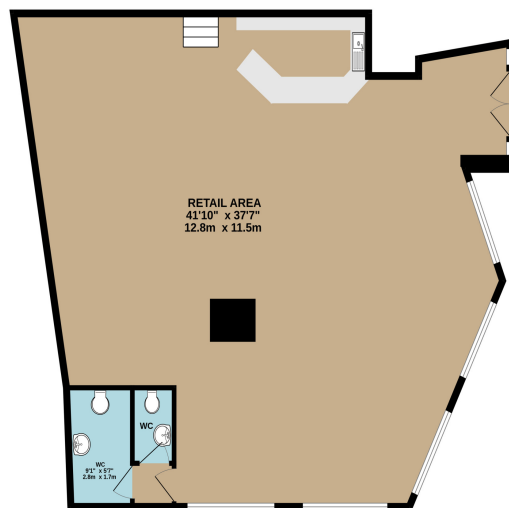
000 pa rent

Ideal as Fitness Studio



Floorplan

GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



RETAIL AREA
TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
We warrant every dimension has been taken as shown on the ground floor plan. Measurements are given in feet and inches and are not intended to be used for any other purpose. This plan is for illustrative purposes only and should not be used for any other purpose. The actual dimensions and measurements shown here are for your information and are not intended to be used for any other purpose. The actual dimensions and measurements shown here are for your information and are not intended to be used for any other purpose.

Camberwell Estate Agents

Located in the iconic Hanover Square minutes from Oxford Circus & Bond Street tube stations and just off Regent Street.

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Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

