



CAMBERWELL QUARTER SE5

RARELY AVAILABLE FREEHOLD ESTATE

OPPORTUNITY AVAILABLE AS A SINGLE 3.90 ACRE SITE

SUITABLE FOR EITHER RESIDENTIAL DEVELOPMENT
OR COMMERCIAL INVESTMENT / DEVELOPMENT

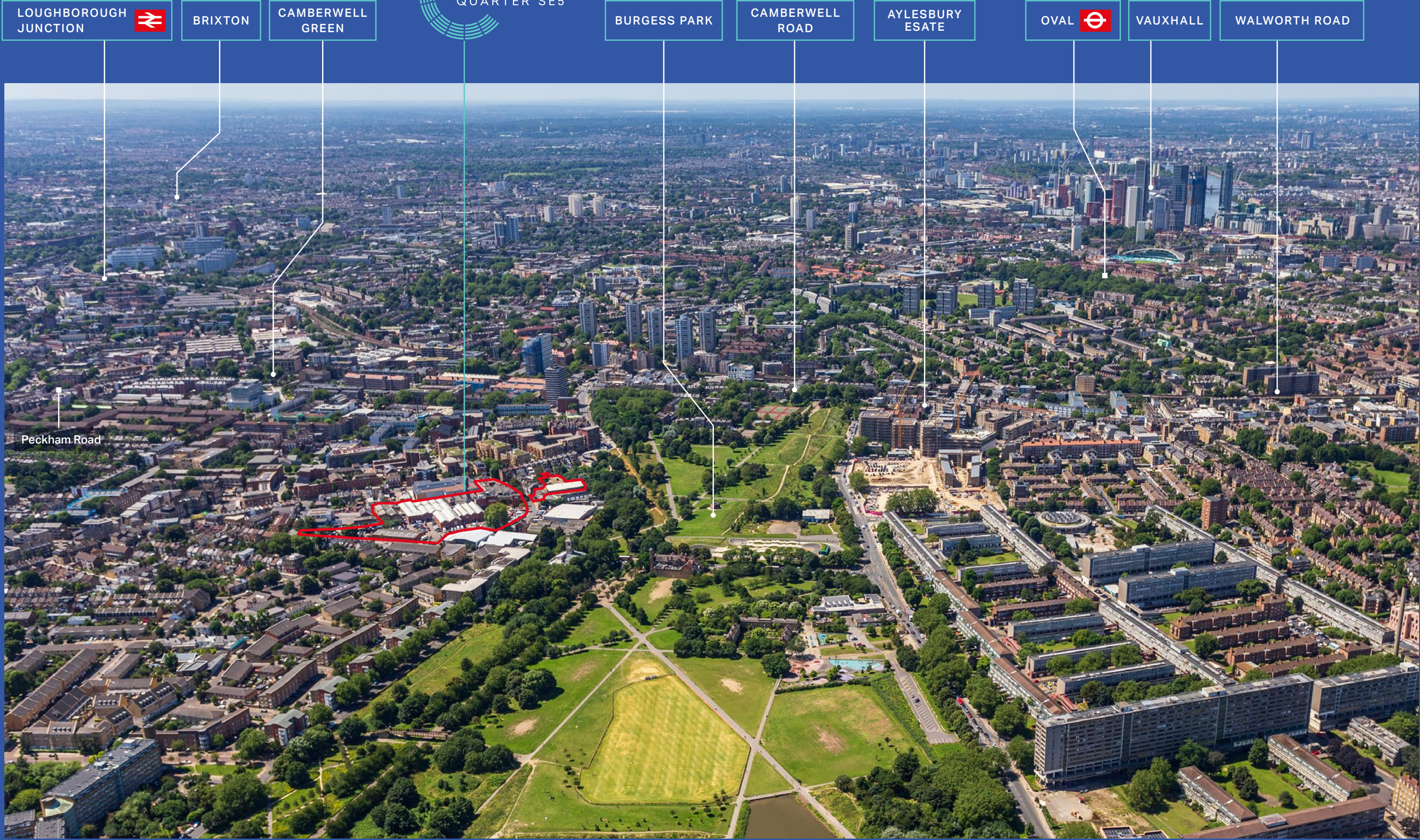


EXECUTIVE SUMMARY

- 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 workshops, storage, studios and trade to name a few
- Current passing rents total £259,563 per annum
- Informal conversations with Southwark have suggested some flexibility with regard to the delivery of a mixed-use scheme and a possible reduction to the commercial component in the consented residential scheme – further information can be found within the dataroom
- For sale via informal tender
- Offers are invited on an unconditional basis



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



view looking north over the site towards Burgess Park

TRANSPORT

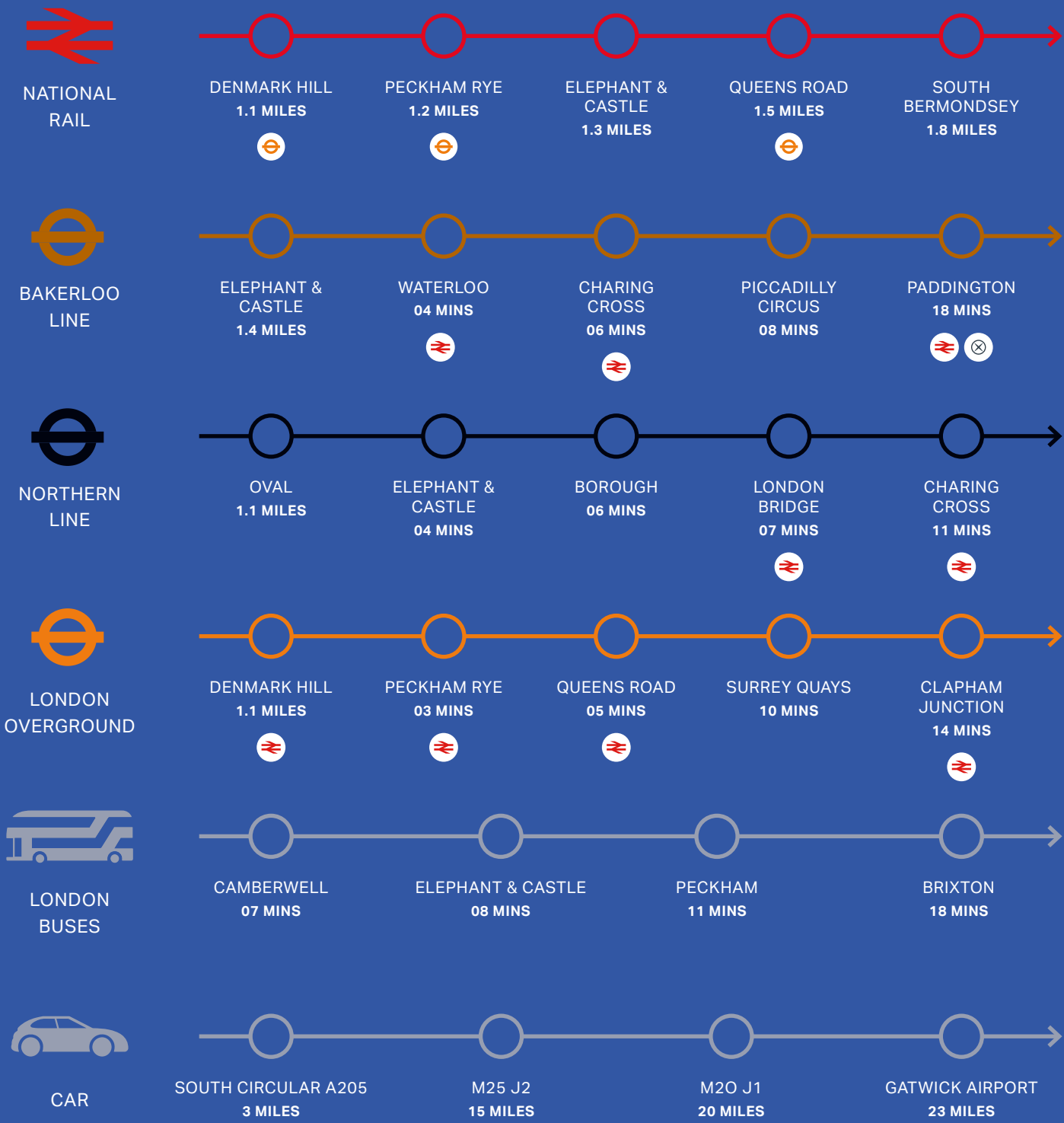
There are a range of transport nodes in the locality including South Bermondsey Rail Station (5 minute direct service to London Bridge) 1.4 miles to the north-east, Oval Underground Station located 1.1 miles to the west (Northern Line), and Queen’s Road Peckham Overground and Rail Station (providing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

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 fronts onto Parkhouse Street, with a smaller, self-contained site also being 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.

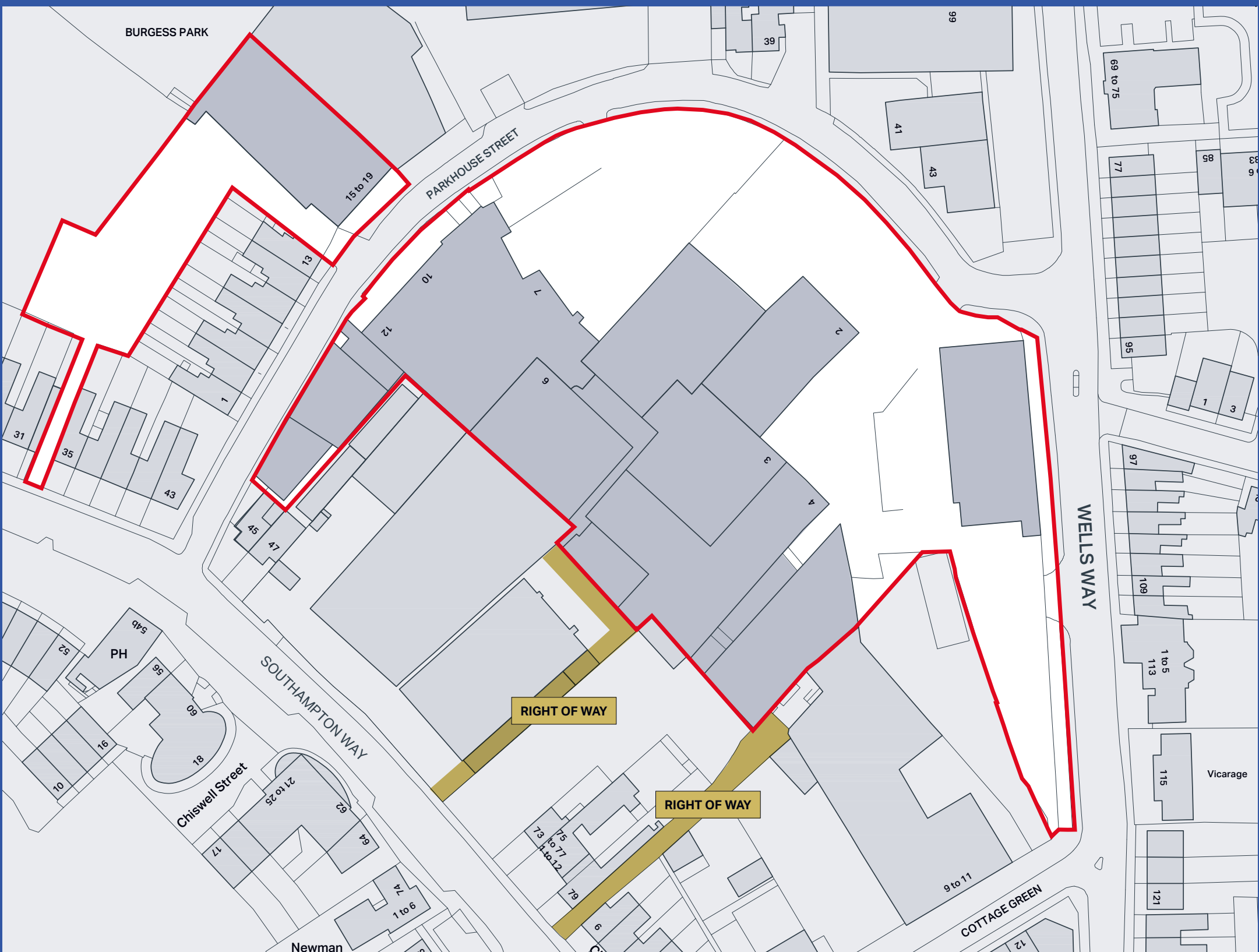
The existing buildings extend to 136,436 sq ft GIA, comprise a mix of warehousing, office and industrial units and provide a high site cover (c. 42%). Externally, there are c.50 parking spaces and associated yard space totalling 22,840 sq ft/2,121 sq m.

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



Vauxhall

Elephant & Castle



City Cluster

Old Kent Road

Aylesbury Estate

Albany Road

Burgess Park

Burgess Park

Big Yellow Self Storage

Southampton Way

Wells Way

RESIDENTIAL PLANNING PERMISSION



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

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 s available on the data room along with all wider reports commissioned in support of the planning application.



CGI of Green Street

MASTER PLAN



COMMERCIAL USE COMMENTARY



Camberwell Quarter presents an exceptional opportunity for those seeking to repurpose or redevelop commercial space. The site comprises 136,436 sq ft of existing buildings spread over 3.9 acres, appealing to various commercial occupiers including owner occupiers, retailers, manufacturers, last mile & third-party logistics operators, trade counter occupiers, self-storage operators, artist studios, dark kitchens and other enterprises suited to ultra-urban industrial/ commercial environments.

Over the past two decades we have seen a significant loss of industrial land in London with roughly 20% repurposed for alternative uses. This has largely been to accommodate residential development, creating a fundamental supply/demand imbalance, particularly for high-quality prime and secondary commercial space. In December 2023, the Greater London Authority (GLA) announced a consultation on a new Industrial Land and Uses London Plan Guidance. This initiative aims to facilitate the planning process for meeting the demand for industrial land across diverse industrial sectors, assisting developers in designing schemes and supporting local authorities in their assessments.

Despite recent economic challenges, industrial rental values have displayed resilience and growth. Rental rates have shown consistent increases, with some areas in Central London experiencing up to a 50% rise from 2021 to 2023. We are now seeing rental values across London, in particular Camberwell, range from £25-£45 psf for primary and secondary stock.



Big Yellow, Southampton Way



Burgess Business Park entrance

Occupational Market Availability

Address	Size (sq ft)	Quoting Rent (psf)	Specification
Bloom Camberwell SE5	3,500 – 10,200	£45.00	New Eight purpose-built warehouses.
Valor Park Wandsworth SW18	4,000 – 28,000	£45.00	New Three high-spec industrial & trade units.
Bloom Brixton SW2	3,900 – 11,100	£45.00	New Five purpose-built warehouses.
Ferrier Street Wandsworth SW18	Up to 60,000	£45.00	New Light industrial over ground and upper floors.

Prime Urban Logistics Rents Per Sq Ft



Not to scale indicative only.

FURTHER INFORMATION



VAT

The site is elected for VAT.

EPC

Available upon request.

Data Room

The data room can be provided upon request.

Contact

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



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[Video Link](#)

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