



## Offices in SE5

1 Bethwin Road, Camberwell, London,  
London, SE5 0SN

**£525,000** Starting Bid

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Self-Contained Commercial
- ✓ Unit 6 – First Floor Office Suite:  
1,274 sq ft
- ✓ Unit 4 – Ground Floor Commercial:  
870 sq ft
- ✓ Currently Let at £41,500 per
- ✓ Open Plan Space, Three Offices &  
Reception

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Fantastic Ground Floor & First Floor Commercial Units For Sale.

Strong potential to convert to residential, subject to planning - The property has potential to convert into three, two bedroom flats STPP.

An exceptional opportunity to acquire two self-contained commercial units at 1a Bethwin Road, Camberwell, SE5, offered for sale together as a single lot with a combined gross internal area of approximately 2,144 sq ft (199.21 sq m).

Unit 6 (First Floor) extends to 1,274 sq ft (118.40 sq m) and provides well-configured office accommodation comprising a large open-plan workspace with air conditioning, three private offices, a kitchenette, a reception area, and a private entrance. The suite benefits from excellent natural light and a pleasant street-facing aspect.

Unit 4 (Ground Floor) provides 870 sq ft (80.81 sq m) of versatile commercial space currently arranged as storage and workshop

accommodation, with WC and shower facilities and dual access points. The unit benefits from direct street access and lends itself to a range of commercial uses, subject to the necessary planning consents.

The property also comes with four allocated, underground parking bays in the basement.

Bethwin Road is situated in the heart of Camberwell, SE5, within easy walking distance of Denmark Hill (London Overground), Loughborough Junction and Oval Underground stations, providing excellent connectivity to central London.

BETHWIN ROAD, CAMBERWELL, SE5

Combined Area 2,144 sq ft | 199.21 sq m

Current Lease Expires Feb 2028

Current Rent £41,500/annum

Price: Starting Bid £525,000

Property Type: Offices

Business Type: Other/Unspecified

Parking: Allocated, Underground, Secure

## Description

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Strong potential to convert to residential, subject to planning.

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## Location

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## Tenure

Leasehold - Title number TGL346984

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## EPC

Rating C

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



1 Bethwin Road, Camberwell, London, London, SE5 0SN

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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