



Bloom  
**Camberwell**

52,495 sq ft of modern, ultra-urban,  
Grade A industrial space

Available from Q3 2024

📍 61 Lilford Road, SE5 9HR

# Cutting-edge, ultra-urban logistics 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 inclusive outdoor gym, 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.

PC Q3 2024.

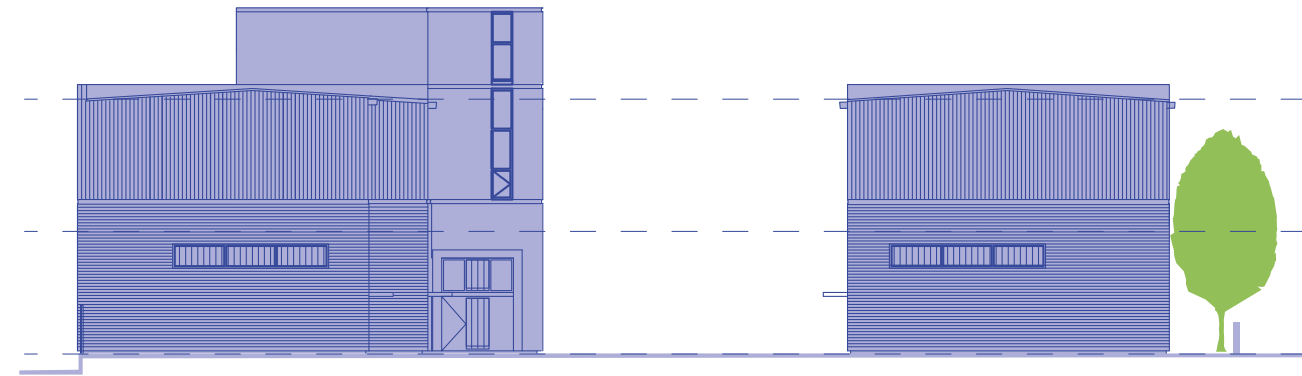
Unit	Ground floor (sq ft)	Loading Dock (sq ft)	First floor Operations (sq ft)	First floor Offices (sq ft)	Second floor Offices (sq ft)	Total (sq ft)
Unit 1	2,650	290	1,905	680	/	<b>5,525</b>
Unit 2	2,830	300	2,445	710	/	<b>6,285</b>
Unit 3	2,175	325	1,075	/	/	<b>3,575</b>
Unit 4	4,390	690	3,765	1,325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



**61 Lilford Road, SE5 9HR**

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

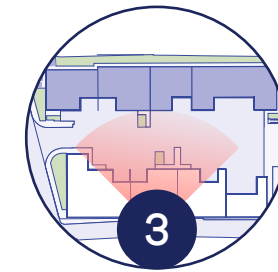
**1 North Elevation**



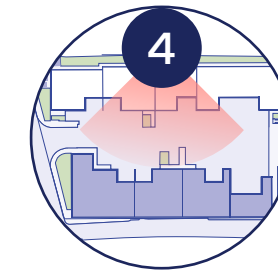
**2 South Elevation**



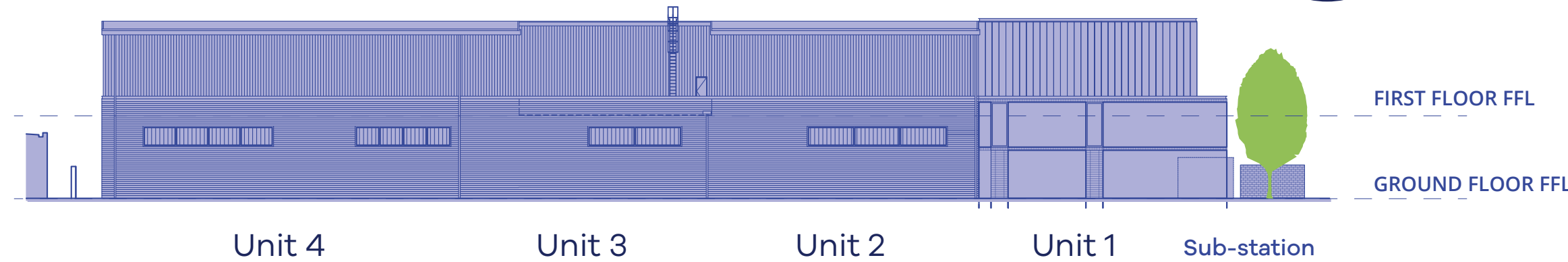
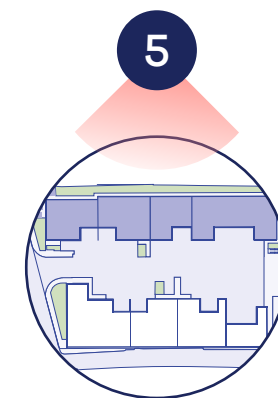
**3 Elevation A-A**



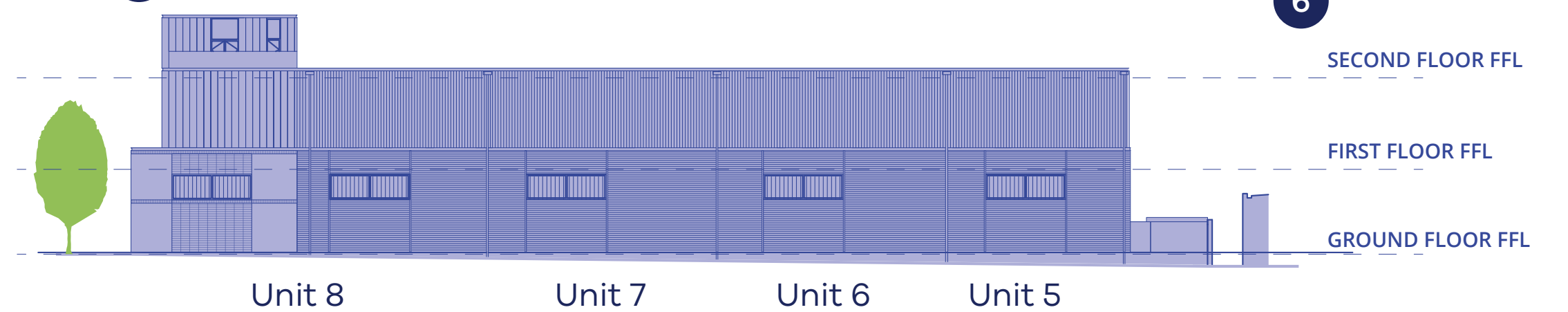
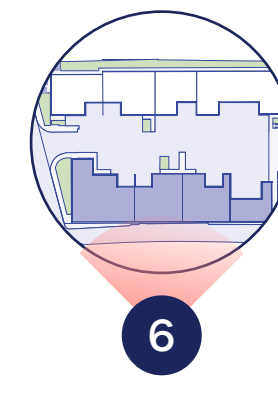
**4 Elevation B-B**



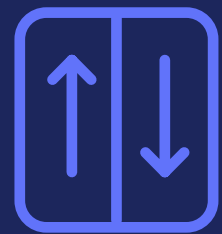
**5 West Elevation**



**6 East Elevation**



# Space designed to help your business grow



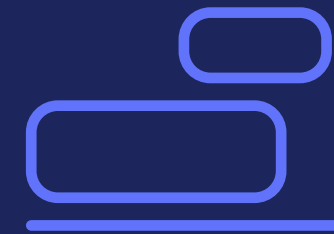
2,000kg goods lift



Loading facility:  
level access loading  
doors on all units



Power capacity:  
1 mVA / 1,500 kVA



Floor loading:  
Ground Floor: 37.5KN  
First Floor: 12.5KN



5m clear internal  
eaves height on  
both floors



New Grade A office  
and core fit out  
specification



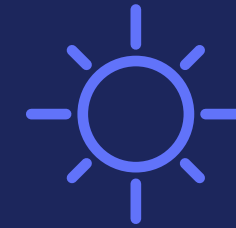
EPC: A+ targeted



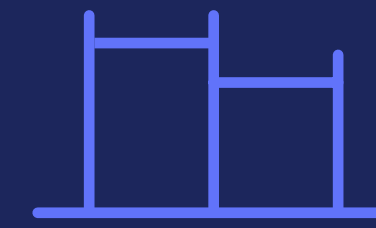
BREEAM:  
Excellent targeted



Aligned with the  
Paris Agreement



PV panels and EV  
charging points



Outdoor gym



Communal  
breakout areas

Central London

Canary Wharf

BLOOM ULTRA URBAN WAREHOUSES

BLOOM CAMBERWELL



Loughborough Junction

Computer generated image is indicative only.



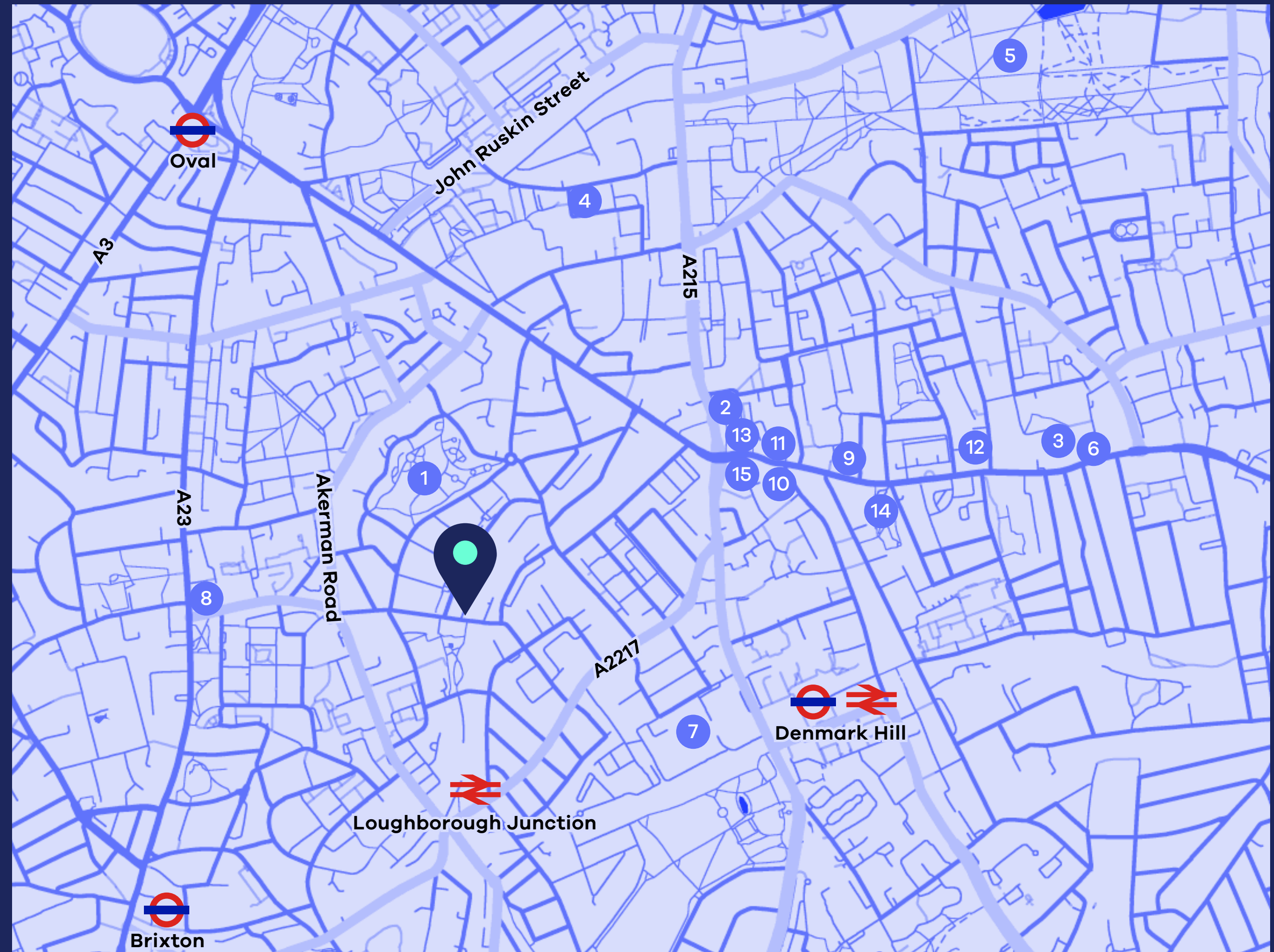
# Enjoy the ease of Zone 2

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.

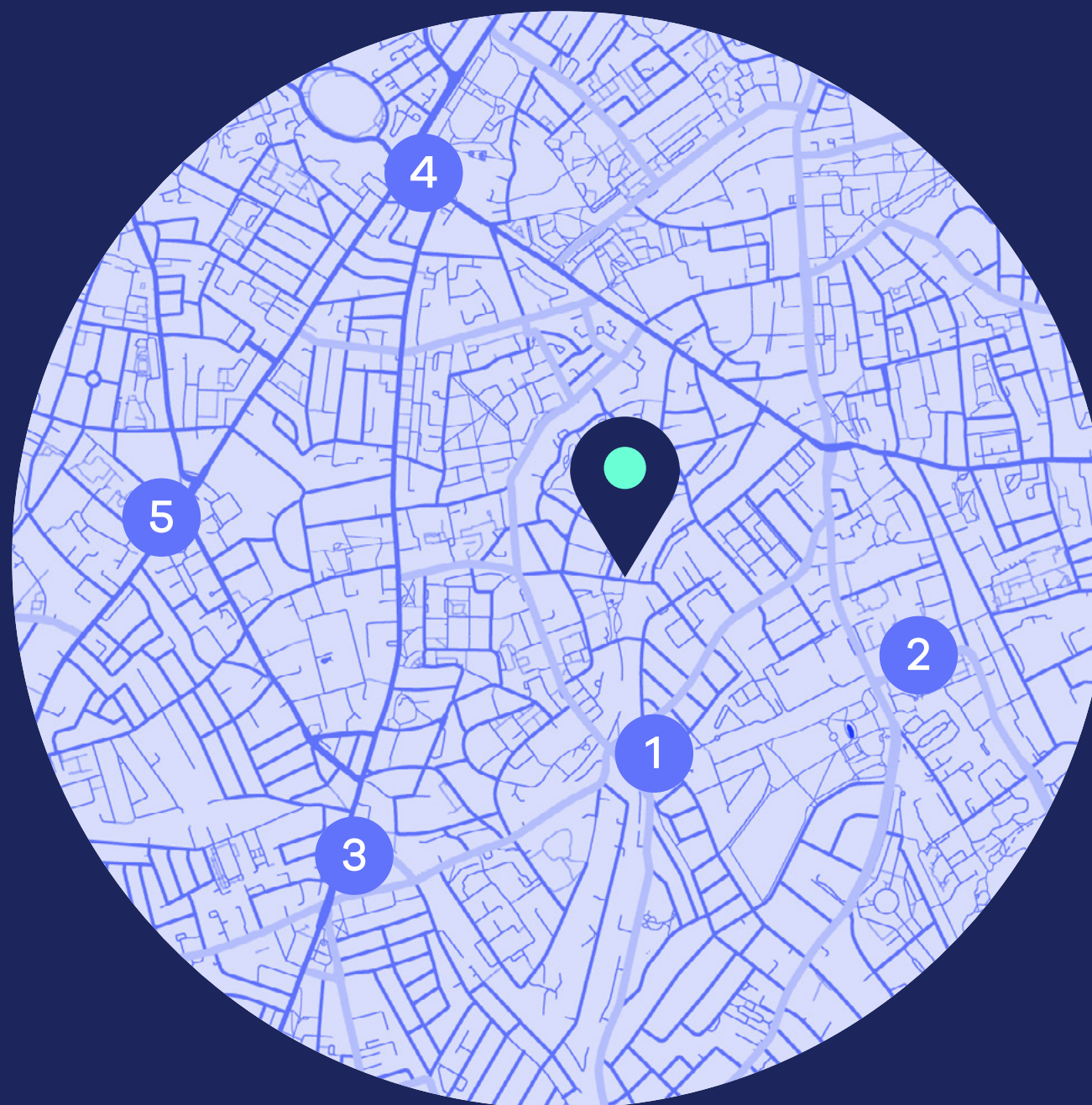
- |                             |                               |
|-----------------------------|-------------------------------|
| 1 Myatt's Fields            | 9 The Camberwell Arms         |
| 2 Camberwell Green          | 10 Theo's                     |
| 3 Camberwell College of Art | 11 Good Neighbour             |
| 4 Blue Elephant Theatre     | 12 Brewbird                   |
| 5 Burgess Park              | 13 Camberwell Farmers' Market |
| 6 South London Gallery      | 14 Jazzlive                   |
| 7 King's College Hospital   | 15 Gladwell's                 |
| 8 Brixton Jamm              |                               |








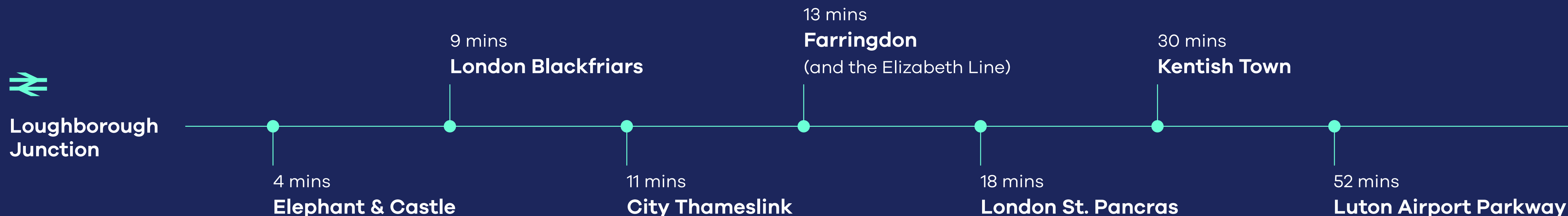
# Connected in all directions

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





# Demographics

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 ULTRA-URBAN WAREHOUSES



BLOOM CAMBERWELL



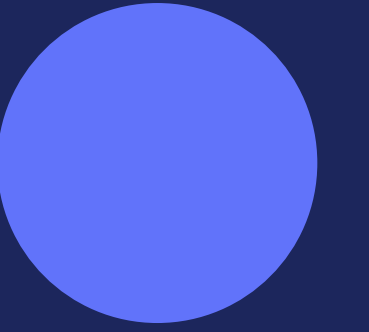
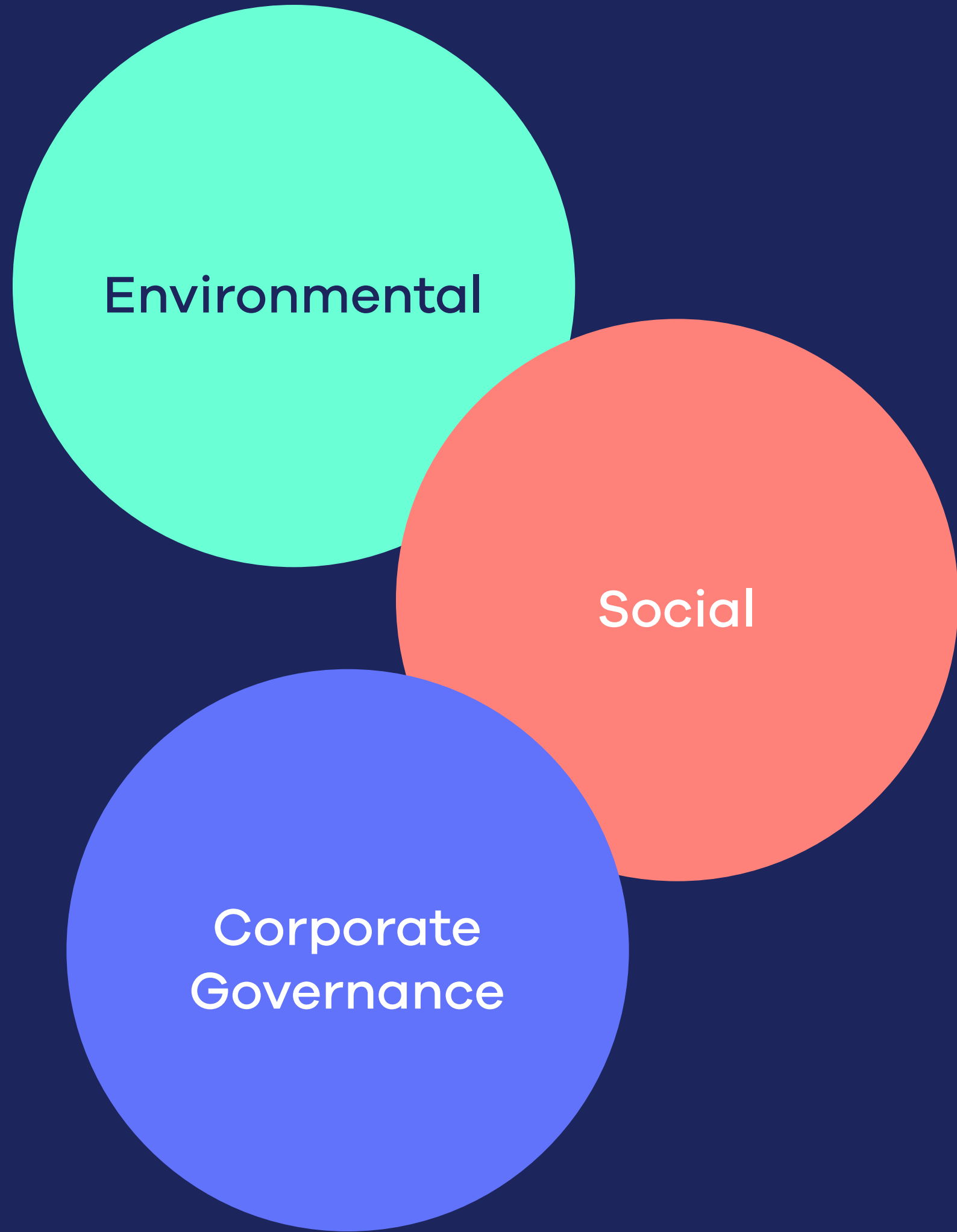
BLOOM ULTRA-URBAN WAREHOUSES



## Fit for businesses

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.

BLOOM CAMBERWELL



## 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 is aiming for EPC A+ and BREEAM Excellent 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

## ULTRA-URBAN WAREHOUSES

 61 Lilford Road,  
SE5 9HR

 tells.ozone.rise



### For more information:

**visit:** [bloom-developments.co.uk](https://bloom-developments.co.uk)

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