



**FOR SALE / TO LET
INDUSTRIAL YARD & BUILDING**

**1 WICKWOOD STREET
CAMBERWELL, LONDON SE5 9DW**



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

commercial@csj.eu.com



DESCRIPTION

Investment / Development / Owner occupy

Offered to the market For Sale or To Let is this active scrap metal yard with double height semi structure and container storage and office space

Plot size: Approx 1,024 sqm

LOCATION

The property is just 0.12 miles from Loughborough Junction Station, residents enjoy swift rail connections across London. Denmark Hill Overground Station is 0.6 miles away, while Brixton Tube Station on the Victoria Line is a short 0.7-mile journey, offering rapid access to Central London.

Stockwell and Oval Tube Stations are both within a mile, complemented by extensive bus routes providing direct travel to key London hubs.

Retail amenities abound with Camberwell Green's bustling market and independent shops only half a mile away. Butterfly Walk Shopping Arcade offers convenience with stores like Morrisons and Superdrug just 0.6 miles distant. Denmark Hill and Camberwell New Road round out the retail scene with an array of cafés, delis, and high street names.

Outdoor and cultural highlights include the leafy Ruskin Park at 0.4 miles, King's College Hospital nearby, and the creative vitality of Camberwell College of Arts and the South London Gallery within a mile, fostering a strong community spirit and lifestyle.





EXISTING USE

Our client has informed us that the land has no restrictions for the scrap / waste business as it has the benefit of grandfather rights.

The site handles both ferrous and non-ferrous scrap metal and has an End of Life Depollution license issued by the Environmental Agency.

In addition a scrap metal license is held and a certificate of destruction system is in place.

Early morning and late-night work schedules have always been in place including weekends and bank holidays, while remaining mindful of the neighbours.

THE OPPORTUNITY

The property offers a versatile opportunity for investors, owner-occupiers, and developer / speculators.

Within a long-established regeneration zone, the area has already seen over a decade of investment and improvement, with further major upgrades under way.

The site's existing industrial use adds valuable flexibility in a market where Inner London industrial opportunities are increasingly sought after, while demand for housing and mixed-use schemes continues to grow.

With strong prospects for rental yields, capital growth, and redevelopment potential, this is a rare chance to secure a property with multiple exit strategies and long-term value.

REGENERATION PROJECT

Details of Lambeth Councils Masterplan can be found [HERE](#)

No planning is currently in place for works on the subject site, and new owners may seek to develop an alternative scheme different to that suggested in the masterplan.

some projects have already been completed (See page 3 of MP document)

1. **Marcus lipton and the playground:** Neighbouring property where new builds are planned.
2. **Wickwood street Yard:** Subject site, plans to update industrial estate, and cycle route.
3. **Rathgar road:** Works have begun
4. **Central Yard:** Project Complete
5. **Higgs Yard Phase 2:** Project Complete
6. **Hardess yard:** Work has not yet started.
7. **Hinton road:** Work has not yet started however preparation is underway
8. **Ridgeway & orphans yard arches:** Implemented parking control & consolidated workshop business.

TERMS

We have been instructed to seek offers for both sale or rent POA

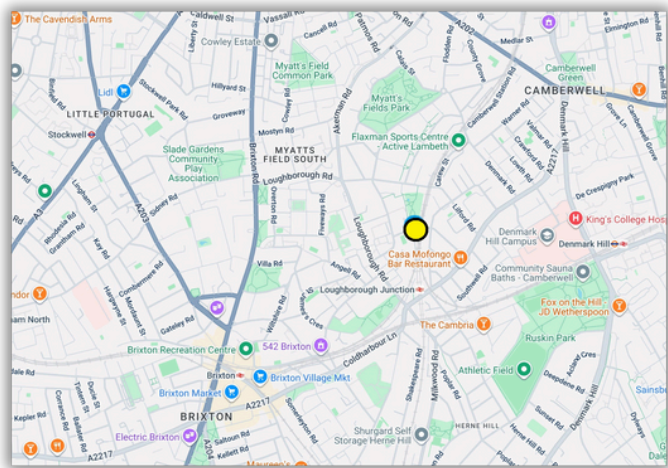
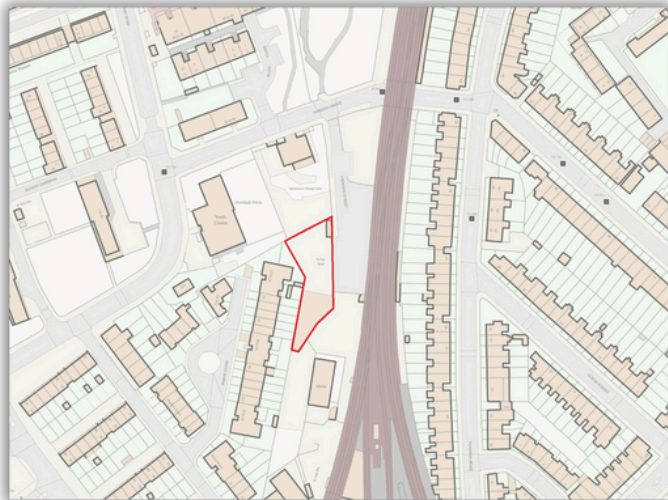
Joint ventures &, subject to planning offers may also be considered (Unconditional is the preference)

VAT

TBC

VIEWINGS

Contact sole agents Christopher St James 020 8296 1270



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St. James
61 High Street
Colliers Wood
London
SW19 2JF



CHRISTOPHER ST. JAMES

Residential / Commercial / Land & Development

020 8545 0591
www.csj.eu.com
info@csj.eu.com