

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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WORKSHOP/OFFICE SPACE **TO LET**

LOCATED JUST OFF WESTOW HILL IN THE CENTRE OF UPPER NORWOOD AND PROVIDING GROUND AND LOWER GROUND FLOOR SPACE AT A COMPETITIVE RENT

1-3 COOPERS YARD UPPER NORWOOD **SE19 1TN**

LOCATION

The property is situated with direct access from Coopers Yard which is just off Westow Hill in the very centre of the commercial area of Upper Norwood. The property shares the vicinity with a variety of commercial occupiers and there is good access to the surrounding areas with overland railway stations available at Gipsy Hill and slightly further afield at Crystal Palace.

DESCRIPTION

The property comprises a ground and lower ground floor workshop/office building most recently used as a small serviced office centre. The property is rectangular in shape with natural light provided along one flank elevation. There is access from both ground and lower ground floor levels via a communal access road. There is an internal WC and the property is considered suitable for a variety of occupiers occupying studio type space.

ACCOMMODATION

Front Office	18.58 m ²	(200 sq ft) (approx)
Rear Work/Storage/Office	72.92 m ²	(785 sq ft) (approx)
Lower Ground Floor	26.47m ²	(285 sq ft) (approx)
TOTAL	210.88 m ²	(1270 sq ft) (approx)
Internal kitchenette & WC		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

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USE/PLANNING

We understand the property currently falls within class B1 (Office/Light Industrial) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£11,450 (eleven thousand, four hundred and fifty pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT