

Hooper

NAYLOR FRIEND

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GROUND FLOOR OFFICE TO LET **ON A NEW LEASE**

LOCATED CLOSE TO NORWOOD JUNCTION RAILWAY STATION JUST OFF SOUTH NORWOOD HIGH STREET (A213).

MILLENNIUM HOUSE, 21A-23 STATION ROAD, SOUTH NORWOOD, SE25 5AH

LOCATION

The property is situated close to Norwood Junction Railway Station just off South Norwood High Street (A213).



Office 270 ft² (25.08 m²)

**All areas and dimensions are approximate*

DESCRIPTION

The property comprises a ground floor office located within a courtyard setting and accessed via an archway through the buildings fronting Station Road. The accommodation is in good decorative condition and one car parking space is included

TENURE

The property is available on a new full repairing and insuring lease for a term by arrangement.

USE/PLANNING

We understand the property currently falls within Class B1 (Business) of the Current Town and Country (Use Classes) Order but prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

£5,000 (five thousand pounds) per annum exclusive is sought.

V.A.T.

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

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.