

Hooper

NAYLOR FRIEND

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GOOD SIZE LIGHT INDUSTRIAL/ WAREHOUSE UNIT AND OFFICE TO LET

LOCATED IN A SMALL POPULAR LIGHT INDUSTRIAL ESTATE IN THE CENTRE OF NORBURY AND AVAILABLE UNDER A NEW LEASE

**UNIT 1 NORBURY TRADING ESTATE,
CRAIGNISH AVENUE,
NORBURY, SW16 4RW**

LOCATION

The property is situated in the ever popular Norbury Trading Estate and provides the largest unit on that estate. The trading estate is located just off London Road (the A23) and has good vehicular access to surrounding areas with Croydon to the south and central London situated to the north. Norbury Station provides over-ground railway services and there are numerous bus routes which service the area. Craignish Avenue itself provides unrestricted on-street parking but it should be noted that there is considerable parking on the estate itself.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a purpose built light industrial/warehouse within a small estate comprising just 7 units. The property has concertina door access which is some 14'5 wide, solid floors throughout the ground floor, 19'6 eaves height and some office content at first floor which has been extended over the ground floor internal storage area. Externally the property has a driveway loading area together with a number of car parking spaces.

ACCOMMODATION

Ground Floor	330.72m	3,560 ft² (approx) gross internal
First Floor	48.30m²	520 ft² (approx)
Internal male and female WCs		
Externally –		
Driveway and Parking		

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. It should be noted that short leases may be available.

USE/PLANNING

We understand the property currently falls within Class B1 (Light Industrial) of the current Town and Country (Use Classes) Order and has most recently been used for storage and light manufacturing. Prospective purchasers/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 **£35,000 (thirty five thousand 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

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.