

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

STUDIO WORKSPACE/STORAGE **TO LET**

LOCATED IN AN EXTREMELY SECURE ENVIRONMENT JUST OFF NORWOOD ROAD AND AVAILABLE UNDER NEW LEASES ON FLEXIBLE TERMS.

REAR OF 537 NORWOOD ROAD **WEST NORWOOD SE27** **(ACCESS FROM CHESTNUT GROVE)**

LOCATION

The property is situated to the rear of commercial property fronting Norwood Road with physical access from other building fronting Chestnut Grove. The property has easy access to a good mixture of shopping fronting Norwood Road which also benefits from a number of bus routes. The South Circular Road is approximately one mile away giving good access to surrounding areas and West Norwood mainline railway station give access into Central London. The property forms part of a mixed commercial premises.

DESCRIPTION

The property comprises individually self-contained lower ground and first floor studio space suitable for a variety of purposes and with secure entry doors. The property has natural light, solid floors and currently partitioned to create a variety of areas. The internal partitioning could largely be removed to create open planned space if required.

ACCOMMODATION

Lower Ground Floor	90.11m ² (970 sq ft) (approx)
First Floor	128.66m ² (1385 sq ft) (approx)
WC at lower ground floor level	

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 or leases the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Studio/Workshop Space) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. 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:-

Lower Ground Floor	£6,800 (six thousand, eight hundred pounds) pax
First Floor	£9,500 (nine thousand, five hundred pounds) pax

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.