

HUMMERSTONE & HAWKINS

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3 WAREHOUSES ON NORWOOD HIGH STREET AVAILABLE TO LET



3 warehouses on Norwood High Street available to let.

Warehouse sizes ranging from 635ft – 1,152ft.

New development so offered in good condition.

Suitable for a variety of different 'E' class uses.

Large open plan space suitable for many different uses.

Available on new leases, terms to be negotiable.

85 – 89 Norwood High Street

Norwood

SE27 9JS

Tenure: TO LET

Rental: £16,000 - £25,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on Norwood High Street which features from a high volume of passing trade both vehicular and pedestrian.

The property is less than 250 yards from West Norwood train station which has direct links to Central London and also has a well-connected bus stop less than 50 yards away.

DESCRIPTION:

The warehouses are located just on the back of Norwood High Street accessed via a well-kept access road.

No 89 is the corner unit and features a glazed frontage which incorporates a single entrance door and leads into a small area with stairs that lead to the main retail area of approximately 635sq ft. To the rear is a toilet and kitchen area. The unit is offered in shell condition.

No 87 is the middle unit and has a glazed frontage incorporating a double door secured by an electric roller shutter which again leads into a main retail area of approximately 850sq ft with a toilet and kitchen to the rear.

No 89 is the largest unit measuring in at 1,152sq ft and has a double entrance door secured by a roller shutter. This unit also has a mezzanine floor which is accessed via internal stairs at the rear of the property.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

Rear Warehouse 85 Norwood High Street LONDON SE27 9JS	Energy rating C
Valid until 12 May 2032	Certificate number 8593-0493-9629-2686-5961

RATES:

We understand from the VOA website that the subject properties would be eligible for small business rate relief. We advise all interested parties to make their own enquiries with the relevant council.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



Find out more about Hummerstone & Hawkins Ltd and our services at www.hummerstone.co.uk.
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