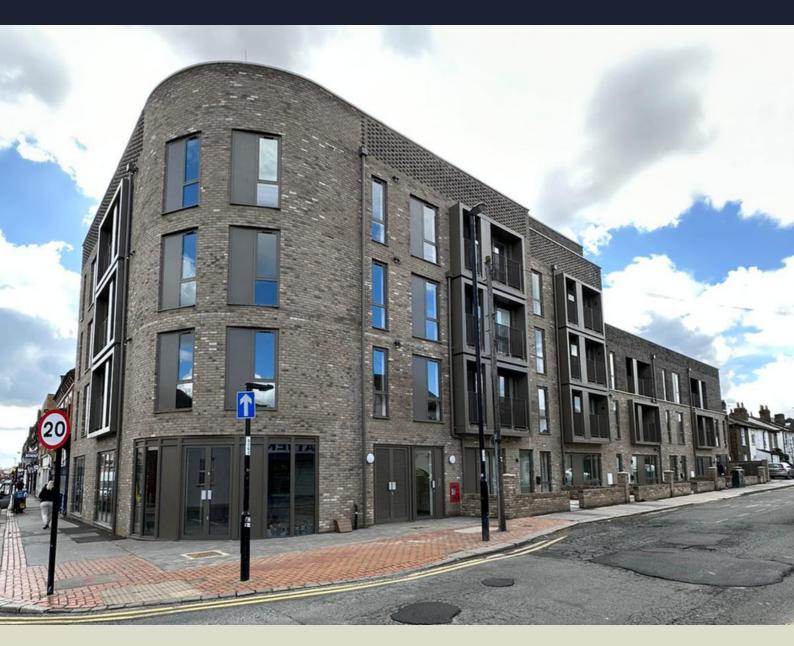


REAL ESTATE ADVISORS



40 Portland Road, Norwood Junction, London SE25 4PQ

Summary

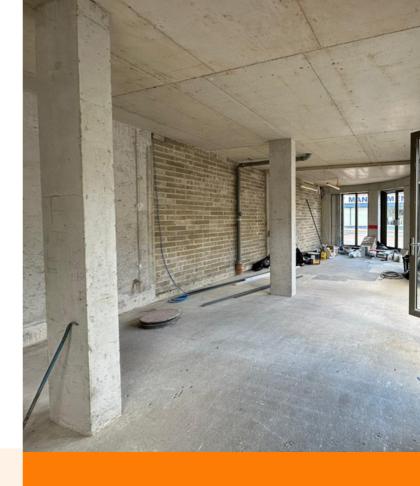
- » The property is situated on the **ground floor** beneath a new quality development '40 Portland Road' comprising **30 new**, **quality apartments** by Sterling Rose Homes
- » Just **0.3 miles to Norwood Junction Station** (National Rail & Overground) providing direct links into **London Bridge** and **London Victoria**
- » Available now
- » Unit (Class-E) measures 645sqft with the ability to be split into two smaller units
- » We are inviting offers around £18,000pax (£28.00psf) to rent



Opportunity to lease your own brand-new commercial unit/s in an exciting development. The space is located on the ground floor below 30 new build apartments above.

The unit measures 645sqft with the ability to be split into two smaller units subject to interest and offers received. It will be provided in shell and core condition, with capped services (electric and water), ready for a tenant's fit out works.

The property benefits from excellent wrap around frontage, increasing its prominence. This type unit will offer an affordable opportunity to commercial occupiers. It would be suitable as a coffee outlet or barber shop.



Location

Located on Portland Road (A215) at the junction with Doyle Road. The area has a mix of commercial and residential uses and is benefiting from significant regeneration schemes such as the £2.4 million South Norwood Regeneration Programme. It aims to revitalise South Norwood's high streets and celebrate the area's rich heritage and culture, creating a place where residents and businesses can thrive.

It is very well connected with Norwood Junction Railway Station being just a 5-minute walk (0.3 miles) away providing a direct links to London Bridge (12-minutes) and London Victoria (29-minutes) on the Southern line. It is also serviced by the Overground line and is on the Highbury & Islington line. The area is well served by a wide variety of local bus routes too.



40 Portland Road Norwood Junction London SE25 4PQ



Floor Plans

Floor plans are available upon request.

Business Rates

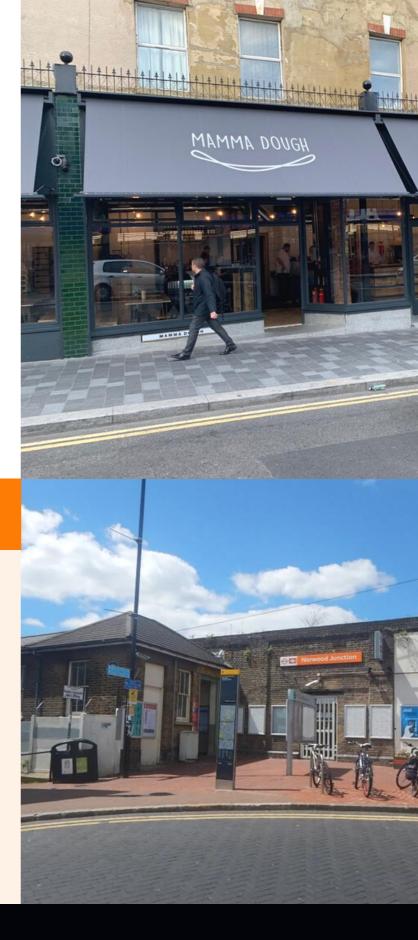
The property is **yet to be rated by the VOA**. We recommend interested parties make enquiries with **Croydon Council** regarding likely annual rates payable.

Terms

We are inviting offers in excess of £18,000pax (£28.00psf) for a new FRI lease which will be direct with the landlord.

CONTACT US

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