



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**40 Portland Road, Norwood Junction,
London SE25 4PQ**

**PROMINENT CLASS-E COMMERCIAL UNIT AVAILABLE TO RENT IN CROYDON
(645 SQFT)**

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



Description

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.

PROPERTY ADDRESS
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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