



11 Beadman Street, Norwood, SE27 0HH

5,650 Sqf industrial/warehousing unit and forecourt to let

020 8681 2000

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£65,000 Per Annum Exclusive

LOCATION: - The property is situated in a predominately industrial area off Norwood High Street. West Norwood train station and bus terminus are nearby. The property has good road links to surrounding areas with the south circular road being approximately 1 mile to the north.

DESCRIPTION: - The property comprises a single story industrial/warehouse unit with a step behind a useful forecourt for parking and loading. The property has a roller shutter which is 12 ft high and 11ft wide which leads in to a loading bay providing flat bed loading to the main floorplate. The property is to be subject to works of improvement by the landlords including a new roof, works to internal services, decorations and flooring. The property is considered suitable for a variety of commercial occupiers. The property has good natural light from windows on the front and flank elevations.

ACCOMMODATION:

Total ground floor Area 524.85m² (5650ft²)
Incorporating a loading bay of 36.804m² (396ft²)
Loading Shutters 3.598m (12ft) x 3.525m (11ft)
Internal WC's

USE/PLANNING: - We understand the property currently falls within Class B1/B8 of the current Town and Country Planning (Use Classes Order) and is considered suitable for a range of businesses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £65,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £42,750. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 121 within Band E.

VAT: - VAT may be charged on rent and other outgoings. Enquiries of the agents should be made in this regard.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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