



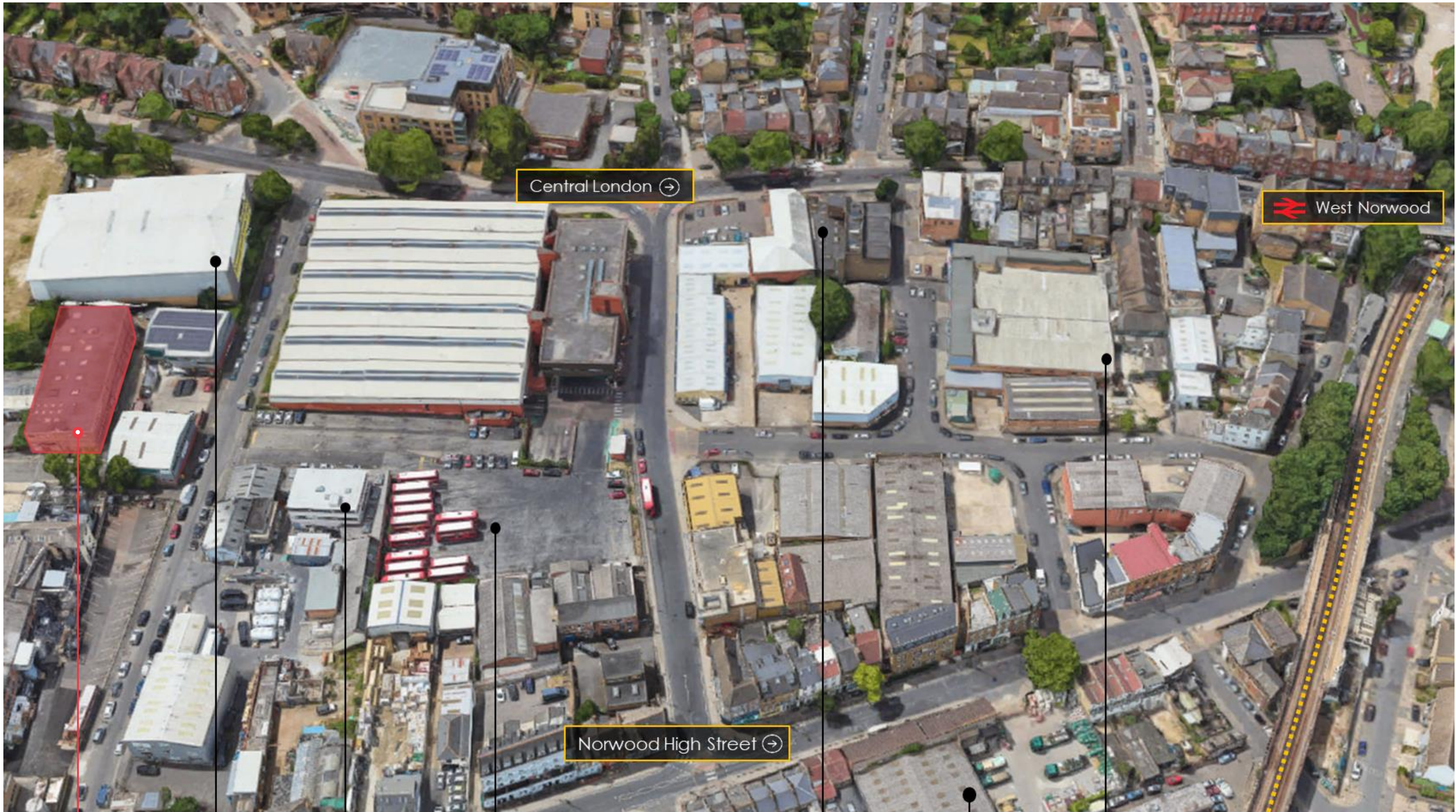
USP
3 Weaver Walk
020 3762 7777

EXECUTIVE SUMMARY

▶ FOR SALE OR TO LET FREEHOLD INDUSTRIAL BUILDING

- ▶ An opportunity to acquire a large freehold within a sought-after industrial location. The property is also available to let on a new lease.
- ▶ The property is located on Weaver Walk in West Norwood and forms part of a larger light industrial estate.
- ▶ West Norwood is a largely residential area of South London within the London Borough of Lambeth.
- ▶ Recent full internal refurbishment with new full height roller shutter.
- ▶ Excellent transport links
- ▶ 3 phase power
- ▶ Vehicle loading
- ▶ Ancillary office space
- ▶ Large secure yard.
- ▶ The freehold property comprises a total of 15,146 sq.ft arranged over ground and first floor.
- ▶ Situated on a site of 0.25 acres
- ▶ **Offers in excess of £4,000,000 (Four million pounds) for the freehold interest.**
- ▶ **Available let on a new lease at a rent of £250,000 per annum exclusive.**





Central London →

West Norwood

Norwood High Street →

3 WEAVER WALK



MYLANDS
ESTABLISHED LONDON 1961



KwikFit

TP
Travis Perkins

HOWDENS

LOCATION

West Norwood is in the London Borough of Lambeth and is approximately 5 miles south of Central London with the well-known Dulwich Village 2 miles to the east.

The property is located on the west side of Weaver Walk and forms part of a larger light industrial estate which includes occupiers such as Big Yellow Storage, Arriva Bus Garage and Kwik-Fit. The surrounding area beyond this is predominantly residential with a large number of local retail providers.

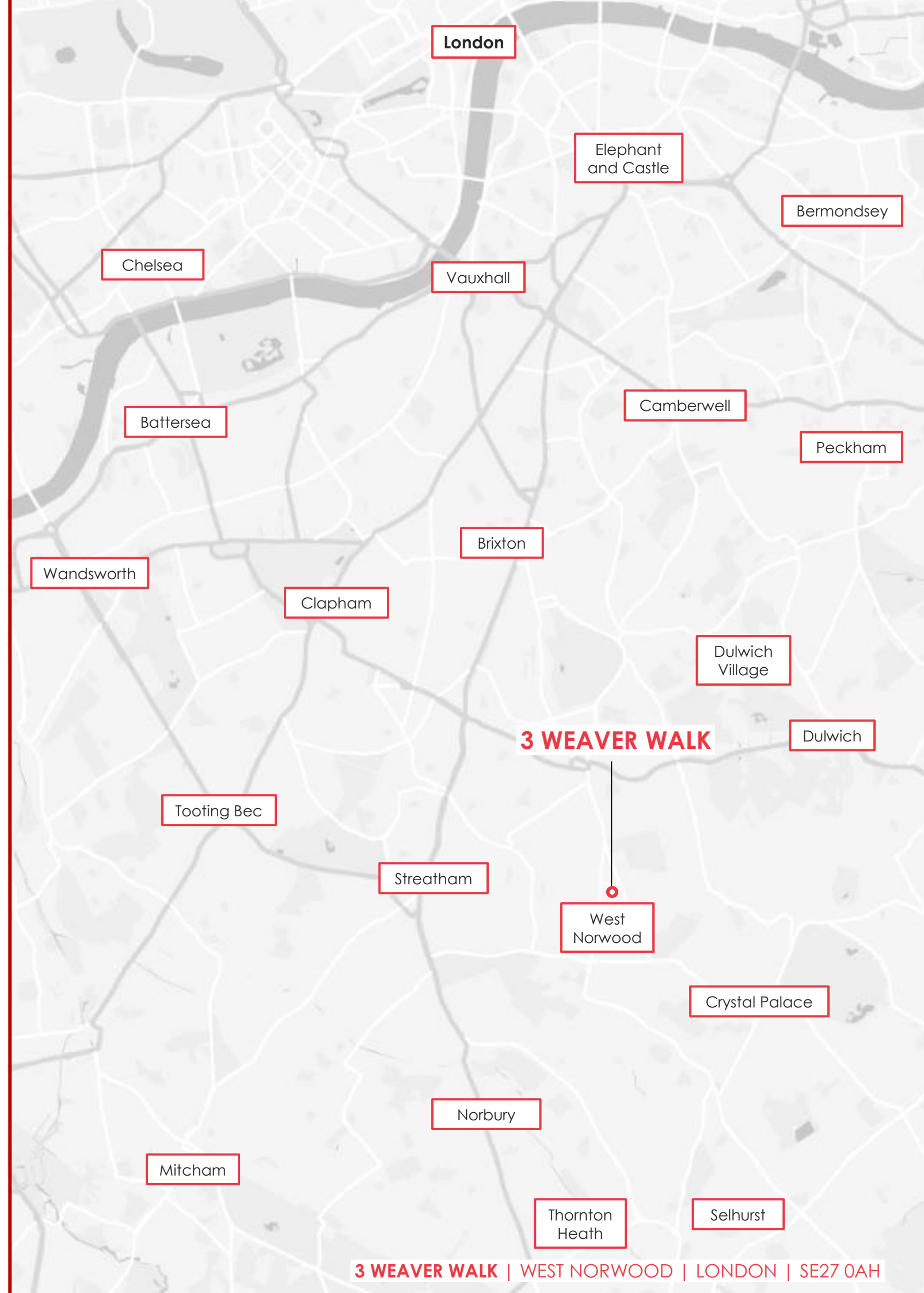
The property benefits from West Norwood Railway Station which is some 450 meters to the north and provides direct access to London Victoria (21-minute journey time) and London Bridge (23-minute journey time).

DESCRIPTION

The property was originally constructed as a two-storey light industrial unit and has been redesigned and undergone a full internal refurbishment with a brand-new full height roller shutter.

Specifications:

- Large secure yard
- Side and rear access
- Male and female WC's
- Full height roller shutter
- 3 phase power
- Vehicle loading
- Situated on a site of 0.25 acres



ACCOMMODATION

AREA / DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Ground Floor	736.44 sq.m	7,927 ft ²
First Floor	670.67 sq.m	7,219 ft ²
TOTAL	1,407.11 sq.m	15,146 ft²

TENURE

Freehold for sale or to let on a new lease for a term by negotiation.

PRICE

Offers in excess of £4,000,000 (Four million pounds) for the freehold interest.

RENT

Available let on a new lease at a rent of £250,000 per annum exclusive.

RATES

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

FURTHER INFORMATION

For further information and to make arrangements to view the offices please contact:



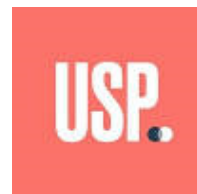
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