



85 High Street, Norwood, London, SE27 9JS (Rear Warehouse)

A backland commercial warehouse to let on a new lease.
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

85 High Street, Norwood, London, SE27 9JS

£12,000 Per Annum Exclusive

LOCATION: - The property is situated on a backland position on Norwood High Street, one of the main through roads leading from West Norwood to Crystal Palace. The property is within walking distance to West Norwood train station. The High Street is a bus route and benefits from reasonable passing vehicular traffic. The property is situated within a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises an upper ground floor light industrial premises which is available on a new lease. There are electric roller shutters to the front (not tested), a WC to the rear and good ceiling heights. The property is considered suitable for a variety of uses within Class E of the Town & Country Planning (Use Classes) Order.

ACCOMMODATION: -

Gross internal area 46.782m² (503ft²) approx.
WC

USE/PLANNING: - We understand that the property currently falls within Class E of the Town & Country Planning (Use Classes) Order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

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 £12,000 plus VAT per annum exclusive is sought.

BUSINESS RATES: - The property will require re-rating due to reconfiguration.

EPC RATING: - The property has an EPC rating of '63' within Band C.

VAT: - We understand that the property is elected to VAT therefore vat will be applicable on rents and all other outgoings

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.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 10/07/24



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