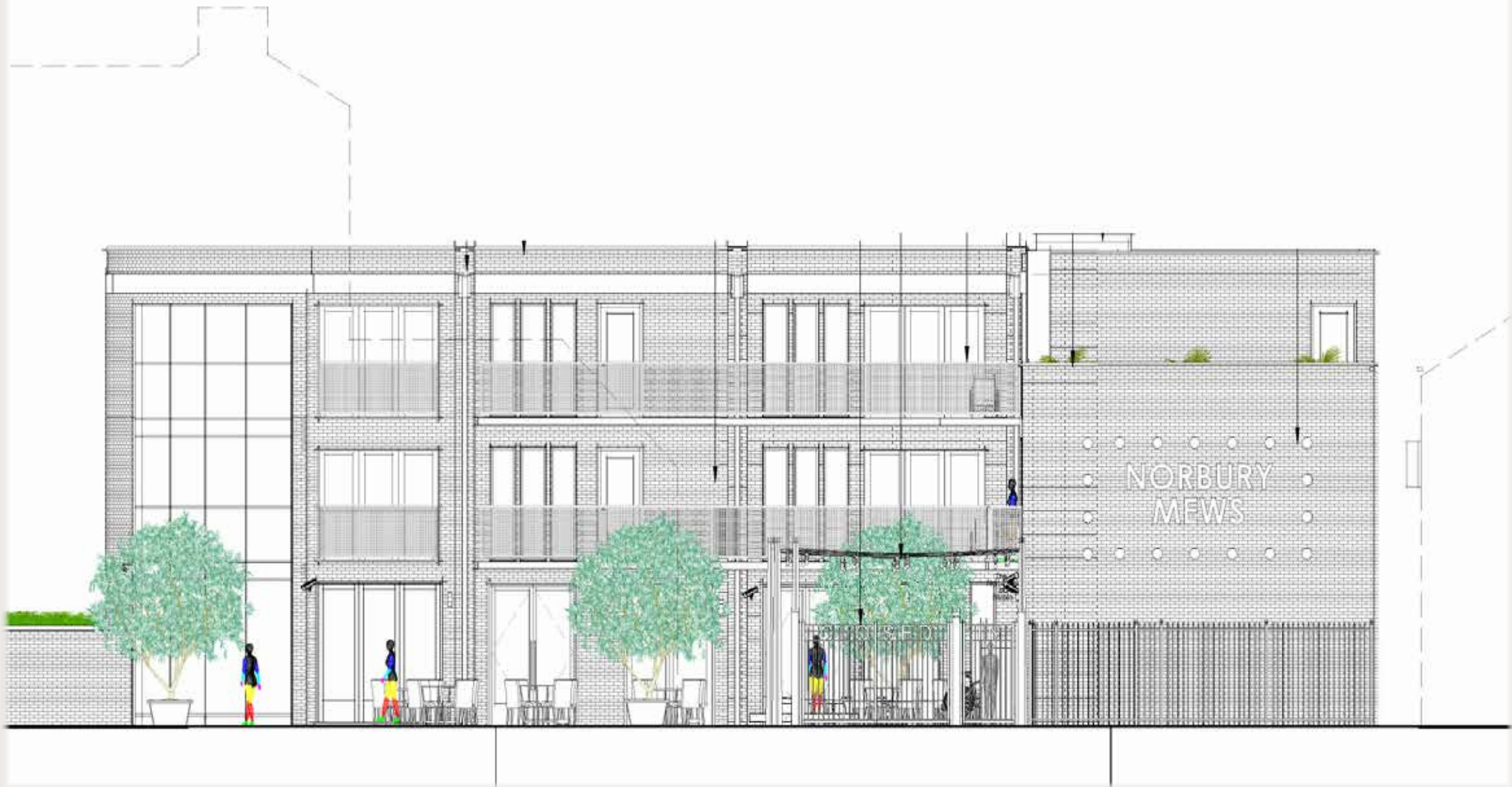




james ashley
commercial
property consultants

4-10 The Mews | Norbury Crescent | London | SW16 4JP
GROUND FLOOR UNITS TO LET

4-10 The News | Norbury Crescent | London | SW16 | NEW BUILD UNITS TO LET

- ground floor
- 244.33 m² (2,630 ft²) approx.
- new lease available
- e use class (other uses considered - s.t.p.)
- rent: £55,000 per annum
- just off london road (a23)

DESCRIPTION

Two new build ground floor commercial units, within a detached mixed use building offered in a partly fitted out condition, with high ceilings and a communal outside space. The landscaping works are to be completed by the landlord prior to occupation.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated just off the busy London Road (A23), on the southern end of Norbury Crescent in the centre of Norbury.

Neighbouring occupiers include; KFC, Ladbroke's, Superdrug, Co-Op, The Gym Group, Chicken Cottage, Chaiwala, Kaspas, Cancer Research, William Hill and Pizza Hut, together with a good varied mix of other independent and local traders.

Norbury mainline railway station is within walking distance, providing services to London Bridge, East Croydon, Purley and Caterham. There are also various buses serving the area located on London Road.

ACCOMMODATION

Unit 1	130.06 m ²	1,400 ft ²	UNDER OFFER
Unit 2	244.33 m ²	2,630 ft ²	

NB: Unit 2 includes a basement area of 39.02 sq m (420 sq ft).

TENURE

A new Full Repairing and Insuring Lease is offered on terms to be agreed.

BUSINESS RATES

The new rateable values would have to be assessed. Contact Croydon Council on 020 8726 7000 to confirm what amount might be payable.

VIEWING

By prior arrangement by contacting the landlords sole letting agents:

James Stefanopoulos or Ashley Brudenell

