

HUMMERSTONE & HAWKINS

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6 OFFICES IN NORWOOD HIGH STREET AVAILABLE TO LET



6 offices in Norwood available to let.

Offices can be let individually or combined.

Offices ranging from 66 – 250 square feet.

Offered in good decorative condition with furniture.

Fronting onto busy Norwood High Street with good passing trade.

Available on a new lease, terms to be negotiable.

85 Norwood High Street

Norwood

SE27 9JS

Tenure: TO LET

Rental: £2,640 - £9,420 pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on Norwood High Street which features from a high volume of passing trade both vehicular and pedestrian.

The property is less than 250 yards from West Norwood train station which has direct links to Central London and also has a well-connected bus stop less than 50 yards away.

DESCRIPTION:

A new frontage incorporates 4 double glazed windows and a single entrance door leads into a small communal area with a small staircase to the offices. The offices are all secured with a lock on the door and are fully furnished with a desk and chair. There is a kitchen area and also 2 communal toilets which serve all 6 offices.

All offices are brand newly decorated.

The offices can be let individually and combined.

MEASUREMENTS

- 85A Office – 105ft² / £4,240 pa
- 85B Office – 66ft² / £2,640 pa
- 87A Office – 140ft² / £5,600 pa
- 87B Office – 81ft² / £3,240 pa
- 89A Office – 250ft² / £9,420 pa
- 89B Office – 156ft² / £6,240 pa

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £4,450 per annum therefore the offices would be applicable for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate

the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



Find out more about Hummerstone & Hawkins Ltd and our services at www.hummerstone.co.uk.
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