

Commercial Unit - South Norwood, SE25

TO LET

40 Portland Road, South
Norwood, SE25 4PQ

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Commercial unit which is part of a significant mixed-use development providing a commercial unit and 30 apartments.
- Arranged over ground floor and measuring approximately 800 square feet (74 square metres).
- Norwood Junction station is 0.3 miles away providing a regular direct service into central London
- Available with a new lease and no premium
- EPC Rating – TBC

Location

Located on Portland Road (A215) at the junction with Doyle Road. The area has a mix of commercial and residential uses and is benefiting from a number of significant regeneration schemes. Norwood Junction railway station is 0.3 miles away providing a direct service to London Bridge and London Victoria on the Southern line. It is also serviced by the Overground line and is on the Highbury & Islington line. The area is well served by local bus routes.

Please note all times and distances given are approximate only.

Description

The property forms part of mixed-use development that is currently under construction. The building is part three/four/ five storeys and provides commercial space at ground floor level and 30 self-contained apartments. The commercial unit will measure 800 square feet (74 square metres) on a Gross Internal Area basis. It will be provided in shell and core condition ready for tenant fit out. The planning consent (20/06358/FUL – Croydon Council) permits any use within A1/A2/B1a. Subject to appropriate consents being obtained the landlord is willing to consider alternative uses.

It is anticipated the unit will be ready for handover at the end of Q3 2022.

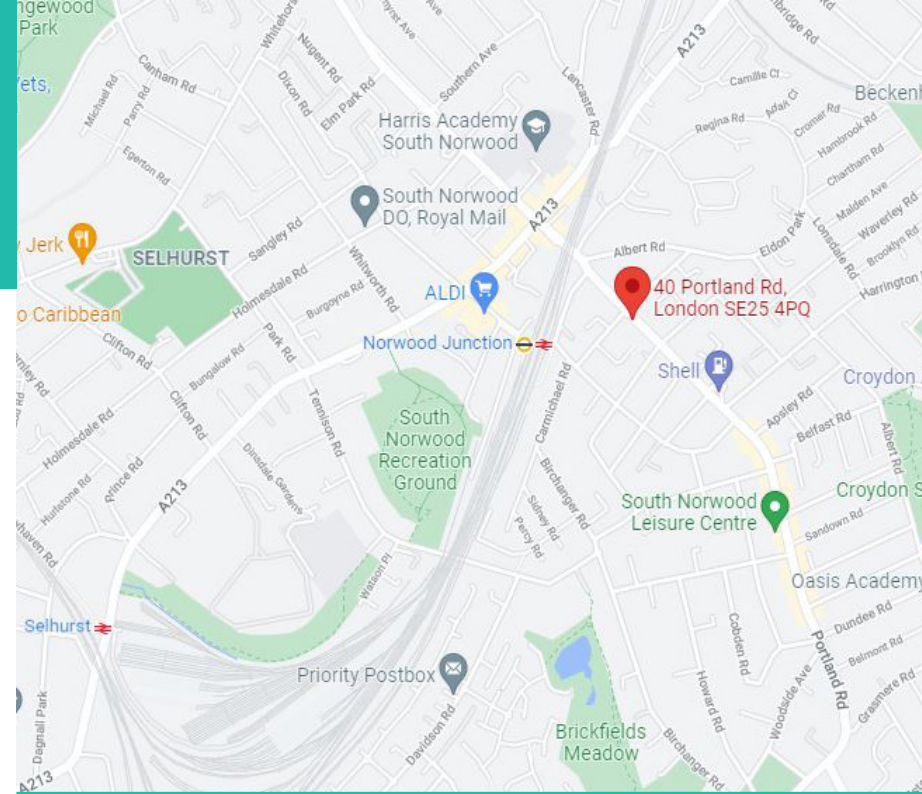
Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

Business Rates

The property will need to be assessed. Interested parties are advised to make their own enquiries to Croydon Council business rates department for further information.

Terms

The property is available with a new lease at £20,00 per annum, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£20,000 per annum

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