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TO LET

INDUSTRIAL AND WAREHOUSE – 832 SQ FT (77.30 SQ M)

Unit 4, Barratt Industrial Park, Beadman Street, West Norwood, SE27 0DJ

DESCRIPTION

The premises comprises a mid-terrace unit of traditional brick construction located on Barrett Industrial Estate. The unit is well-suited to small, newly established businesses.

The unit is fully fully refurbished and benefits from a roller shutter door, loading area, parking space, kitchenette and WC. The estate has roadside frontage onto Ernest Avenue and 24/7 access.

LOCATION

The estate is accessed via Beadman Street and sits approximately 6 miles south of Central London. Both the South Circular and A23 are in close proximity, providing road links to neighbouring towns, Central London and the M25.

West Norwood (0.1 miles) is just a 2 minute walk away and provides services to London Bridge (22 mins), London Victoria (21 mins) and East Croydon (30 mins). There are also multiple bus stops within a 5 minute walk.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	832	77.30

Approximate gross internal areas.

VIDEO LINK

<https://youtu.be/HsayrNTNrzc>



AMENITIES

- Roller shutter loading door
- Eaves height 3.9m
- WC
- Kitchenette
- Roadside frontage to A215

RENT

£29,500 per annum.

TENURE

A new lease is available on terms to be agreed.

RATES

Rateable value - £19,250 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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