

**MAKING
PROPERTY
WORK**

SHW

SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 848 SQ FT (78.78 SQ M)

Unit 7, 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 refurbished and benefits from a roller shutter door, loading area, parking space 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	848	78.78

Approximate gross internal areas.

VIDEO LINK

<https://youtu.be/t0RAJdeRIVY>



AMENITIES

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

RENT

£29,500 per annum.

TENURE

A new lease is available on terms to be agreed.

RATES

Rateable value - £18,750 (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 C.



© OpenStreetMap contributors



VIEWINGS – 020 8662 2700

Alex Bond t: 07738 890 302
 Charlie Mckechnie t: 07961 809 344
 DTRE t: 07483 068 035

e: abond@shw.co.uk
 e: cmckechnie@shw.co.uk



@SHWProperty
 SHW Property
 shwproperty

**MAKING
 PROPERTY
 WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan-estration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316