

Our Ref: GC/9311

**B1 UNIT OF APPROX. 890 SQ. FT. (82.71 m2)
ARCH 1164, 41 NORWOOD ROAD, LONDON, SE24 9AJ**



Location:

The main entrance to the arch is off the A215 Norwood Road close to its junction with Half Moon Lane and Dulwich Road however it can also be accessed from Croxted Road. The unit is part of an estate that occupies the arches going from Norwood Road until Croxted Road. These arches are ideally located in central Herne Hill and benefit from being readily accessible to all parts of central London and Croydon.

- Description:** The premise is comprised of an arch set behind a thick metal door. The unit has recently been occupied by a joiner. There is three phase electricity available and also has the propensity for water to be connected. It would suit a wide range of B1 uses however it must be noted that no car repairers and no acetylene users will be allowed.
- Accommodation:** Arch: approx. 890 sq. ft. (82.71 m²)
- Terms:** The unit is available to let on a new lease not to be more than 3 years outside the act, at a commencing rent of £13,000.00 per annum, other terms negotiable.
- VAT** The property is registered for VAT.
- Use** As of 1st September 2020 the use classes which previous encompassed A1 retail, A2 professional services, B1 offices, A3 restaurants, as well as some D1 users such as health clinics and day nurseries and D2 occupiers such as, gyms/yoga centres all merge to create new commercial use class 'E'.
- Rates:** Rateable Value £6,800.00
Small business rates relief may apply to these premises.
- Viewing:** By appointment via Galloways Commercial on 020 8678 8888.

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