

Our Ref: GC/9294

"TO LET"

B1 OFFICE OF 3,200 SQ. FT. (297.40 M²)

43 KNIGHTS HILL, WEST NORWOOD, LONDON, SE27 0HS



Location:

The premises are set in the A215 Knights Hill along the West Norwood one-way system. This location is extremely desirable as it is situated inside a main transport hub, in a high-density residential area. West Norwood Station is in close vicinity as well as many bus routes that pass outside of the property. The unit is extremely well connected with both central and inner London.

- Description:** The premises are comprised of three floors of B1 office space on a prominent corner position which has been previously been running as a charity. It is comprised of a main open plan office on the first floor with many smaller offices and storage areas. The unit also benefits from a kitchen, DDA compliant toilets, an alarm system & frontage on to the high street. This unit would suit a very wide range of office uses and benefits from the high footfall location.
- Accommodation:** Offices
Kitchen
Staff Toilets
Yard
- Terms:** The unit is available to let on a new lease for a term to be agreed at a commencing rent of £30,000.00 per annum, other terms negotiable.
- VAT** The property is not registered for VAT
- EPC:** D 98
- Rates:** Rateable Value £31,000.00
- Viewing:** By appointment via Galloways Commercial on 020 8678 8888.

NOTICE

MISREPRESENTATION ACT, 1967. Galloways Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- i. These particulars and attachments are copyright of Galloways Commercial Limited. Any redistribution or reproduction of any part or of the document in its entirety is prohibited.
- ii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute entirely, nor in part, of an offer or contract.
- iii. All descriptions, dimensions, reference to condition and necessary permission for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact. We advise any prospective purchaser or lessee to verify the contents contained by inspection or employ their own experts to verify them.
- iv. No person in the employment of Galloways Commercial has any authority to make or give any representation or warranty whatever in relation to this property.
- v. No equipment including utilities circuits or fittings have been tested in the property.
- vi. No person in the employment of Galloways Commercial has any authority to make or give any representation or warranty whatever in relation to this property.