

Hooper

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FULLY SELF CONTAINED **TWO STOREY OFFICE BUILDING** **WITH PARKING** **TO LET**

LOCATED IN THE CENTRE OF CRYSTAL PALACE AND PROVIDING COMPACT PLEASANT OFFICE ACCOMMODATION BENEFITING FROM AIR CONDITIONING, CENTRAL HEATING AND UNCOMMONLY GENEROUS CAR PARKING.

17 CARBERRY ROAD UPPER NORWOOD **LONDON SE19 3RU**

LOCATION

The property is situated in the centre of Crystal Palace on Carberry Road just off Westow Street, one of the main thoroughfares of Upper Norwood. Westow Street provides a variety of facilities including a main Sainsburys supermarket, Post Office, and numerous other business facilities. Elsewhere in Upper Norwood are located a number of banks and a wide variety of shopping and business services. The property is within walking distance of Gipsy Hill mainline station which provides overground access into Central London via Clapham Junction. There are numerous bus routes which service the vicinity.



DESCRIPTION

The property comprises a two storey period built building arranged internally as offices. The property has good security with retractable security shutters on the internal ground floor windows, central heating, air conditioning and solar powered hot water heating (not tested), male and female WC facilities, kitchenette at ground floor and a garage style storage area. The property is set behind a deep forecourt with a crossover providing off-street parking for several vehicles. The property is arranged internally as open plan offices on the ground floor and further offices at first floor with a partitioned private office. The property is considered ideal for a variety of businesses.

ACCOMMODATION

Ground Floor	44.12m ²	475 ft ² (approx)
Male and Female WCs		
Kitchenette		
Store	8.36m ²	90 ft ² (approx)
First Floor	56.66m ²	610 ft ² (approx)
Total Floor Area	100.79m ²	1085 ft ² (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease, on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the current Use Classes Order and would suit a variety of businesses. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£15,000 (fifteen thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.