



**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 5,482 SQ FT (509.28 SQ M)**

**Unit 7, The Windsor Centre, 10 Windsor Grove, West Norwood, SE27 9NT**



**DESCRIPTION**

The property comprises a mid-terrace industrial unit of portal steel frame construction under a pitched roof with profile clad elevations. The unit benefits from three phase power, a gas supply, up and over roller shutter door, three allocated parking spaces and a full mezzanine throughout the first floor.

**LOCATION**

The Windsor Centre is situated in West Norwood, South London. The estate is located off Windsor Grove which can be easily accessed from Norwood High Street (B232) which in turn connect with the A215. The A215 links to the A205 South Circular Road approximately one mile to the North.

West Norwood Station is approximately 0.25 miles from the estate which provides regular train services to both London Bridge and Victoria, with an average journey time of 20 minutes. West Norwood Bus Depot is a short distance walk.

**ACCOMMODATION**

Ground Floor Warehouse	2,790	259.19
1 <sup>st</sup> Floor	2,692	250.09
<b>TOTAL</b>	<b>5,482</b>	<b>509.28</b>

Approximate gross internal areas.

**AMENITIES**

- Full mezzanine at first floor
- Roller shutter door
- 3 car parking spaces
- Air conditioning to offices
- Three phase electricity

**RENT**

£85,000 per annum.

**RATES**

Rateable value: £41,500 (2023)

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

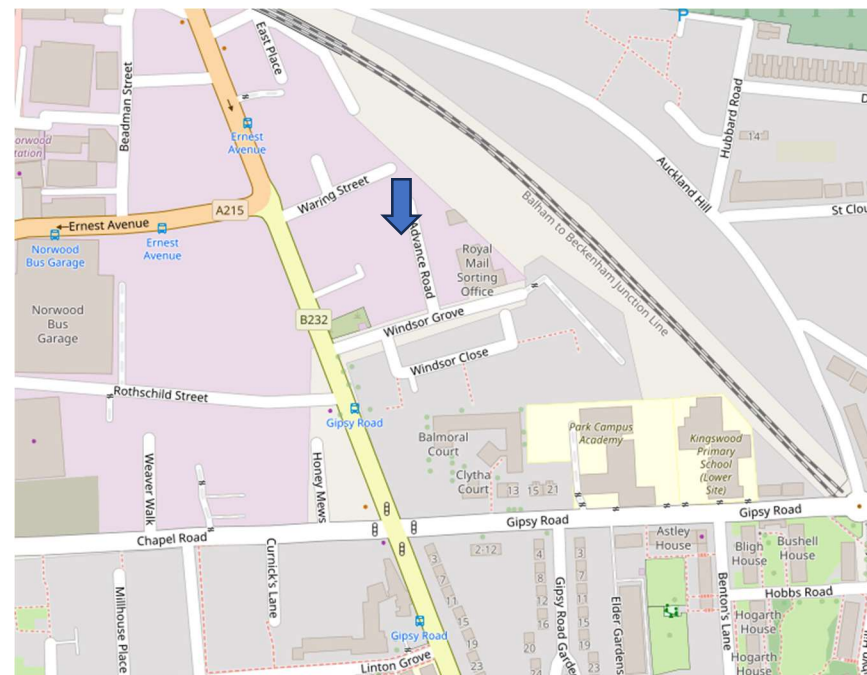
The property has an EPC rating of C.

**TENURE**

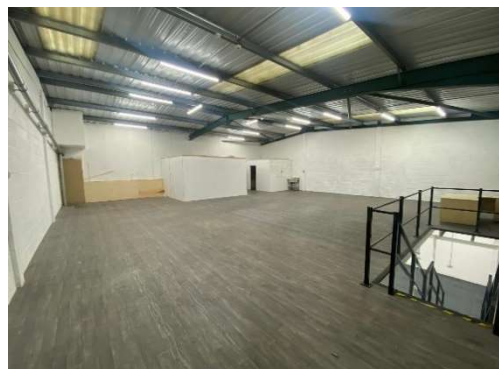
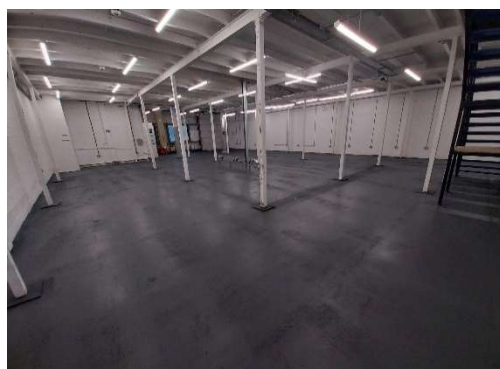
Flexible terms available.

**VIDEO**

<https://youtu.be/oqS6FFT3SLM>



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