

LIGHT INDUSTRIAL / WAREHOUSE FOR SALE

6,480 SQ FT (602 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



UNIT 6 WINDSOR CENTRE
ADVANCE ROAD
LONDON
SE27 9LT

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LOCATION

The warehouse is located within the Windsor Centre Industrial Estate off of Windsor Grove on Advance Road, West Norwood. The surrounding area is home to many industrial businesses including Travis Perkins, Kwik-Fit and West Norwood Car Breakers. West Norwood station is 0.3 miles away providing direct links into London Bridge and London Victoria stations.

USE

The property is registered under B2 and B8 of the Town & County Planning Use Classes Order 1987.

DESCRIPTION

The property comprises a terrace of industrial/warehouse units of steel portal frame construction with profile-clad elevations under a pitched clad roof. The ground floor warehouse benefits from 3m eaves height and a 4.6m high roller shutter into a loading bay. A mezzanine floor has been added as an extension to the first-floor offices. The mezzanine level has been converted into a workshop and is accessible via the lift.

COSTS

Legal Fees - Each party to pay their own legal costs.

Rates - The Rateable Value is £45,500.

PRICE

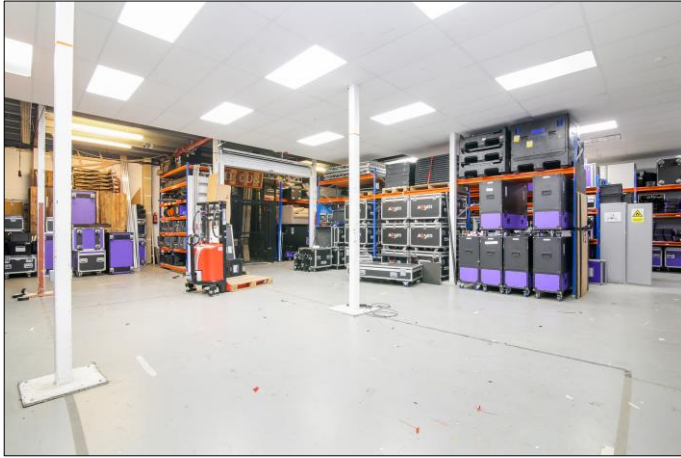
£1,500,000



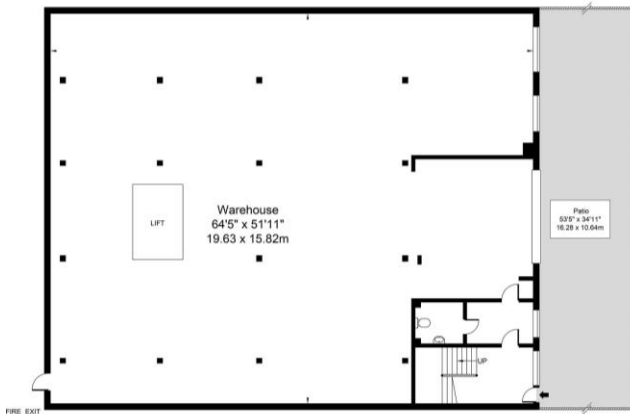
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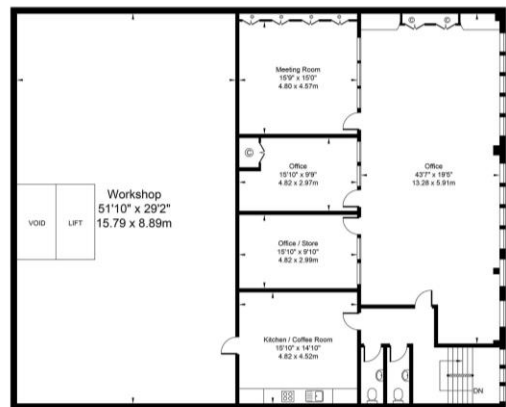
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FLOOR PLAN:



Ground Floor



First Floor



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography
www.interdesignphotography.com

This floor plan should be used as a general outline for guidance only.
All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2016.

CONTACT

All appointments to view must be arranged via sole agents Kalmars Commercial.

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