

# LIGHT INDUSTRIAL / WORKSHOP FOR SALE

3,109 SQ FT (288.8 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



1 SYDENHAM PLACE  
REAR OF 358 NORWOOD ROAD  
LONDON, SE27 9AA

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## LOCATION

Sydenham Place is located off Landsdowne Hill from Norwood Road, West Norwood. The closest train station is West Norwood which is 0.2 miles from the unit. Tulse Hill station is also nearby. Both stations provide access into London via Victoria and London Bridge.

## USE

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

## TENURE

Freehold.

## DESCRIPTION

The property is positioned behind a row of shops fronting Norwood Road, sandwiched between the rear of Iceland and a takeaway restaurant. The unit was previously occupied as an artist studio, over ground and first floor. The stud partitioned workspaces are still in place. Access to the workshop is via the double doors. The property will be sold with vacant possession.

## PRICE

£675,000.

## COSTS

Rateable Value – The Rateable Value is £19,500 per annum.

Service Charge – Service Charge is to be confirmed.

Legal Costs – Each party to pay their own legal costs.



## CONTACT

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

Piers Hanifan

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