



INDUSTRIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

UNIT 1, 28 NORTHWOOD RD, THORNTON HEATH CR7 8HQ
£50,000 PER ANNUM EXCLUSIVE

**Unit 1, 28 Northwood Rd, Thornton
Heath CR7 8HQ**

TO LET

Approx 2,974 sqft (276.29 sqm)

DESCRIPTION

The property comprises a single warehouse of steel portal frame construction with metal profile and brick cladding. Internally the property provides warehousing on the ground floor with mezzanine office space and a covered store area to the rear. The property also benefits from a roller shutter and large forecourt to the front, providing further storage and parking. Situated on a secure, gated site, access is shared with the adjoining unit.

Ground Floor	2,606 sqft	242.11 sqm
Mezzanine	368 sqft	34.19 sqm
Total	2,974 sqft	276.29 sqm
Covered Store Area to Rear	approx 774 sqft	71.91 sqm

RENT

£50,000 per annum exclusive.

TENURE

New Lease. Terms to be agreed.

LOCATION

The property is situated on the South side of Northwood Road close to the junction with Green Lane (B273). The property has good access to Norbury and Streatham to the North and Thornton Heath town centre and Purley Way to the South via the B273.

RATES

Rateable value: £23,750. Non-domestic uniform rates payable at 49.9p in the £ (2023/24).

EPC

E-116 (2016)

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

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DATE

May 2024

FOLIO NUMBER

30249

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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