

GOOD QUALITY FIRST FLOOR
OFFICE SUITE
TO LET

LOCATED WITHIN A LANDMARK BUILDING IN UPPER NORWOOD AND PROVIDING VERY GOOD QUALITY OFFICE ACCOMMODATION IN A PRESTIGIOUS WORKING ENVIRONMENT

FORESTERS HALL WESTOW STREET
UPPER NORWOOD SE19

LOCATION

The property is situated in the very centre of Upper Norwood forming part of a landmark building fronting directly onto Westow Street. The property has easy access to Gipsy Hill and Crystal Palace mainline stations and there are numerous bus routes that service the vicinity. Westow Street forms part of the main Crystal Palace triangle which provides shopping and leisure facilities including a wide variety of restaurants. Crystal Palace provides a thriving business environment with a village feel.

DESCRIPTION

The property comprises first floor office suite within a four storey landmark building formerly local magistrates courts and retaining much of the original character. The property is accessed via an impressive common entrance hall and staircase and there is also lift access to all floors. The premises are centrally heated and have excellent natural light from windows on both flanks of the building.

ACCOMMODATION

Total Floor Area	255.47m²	2750 sq ft (approx)
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Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/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 by a service charge the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. Other businesses within the building include publishers, sport and entertainment agents, training companies etc. Prospective purchasers 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 **£32,500** 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.