UNITS 1-3
AVAILABLE FROM AUGUST 2021
OVER 50% ALREADY PRE-LET

NORBURY
TRADING ESTATE

2,365 - 9,343 SQ FT OF FULLY REFURBISHED INDUSTRIAL SPACE

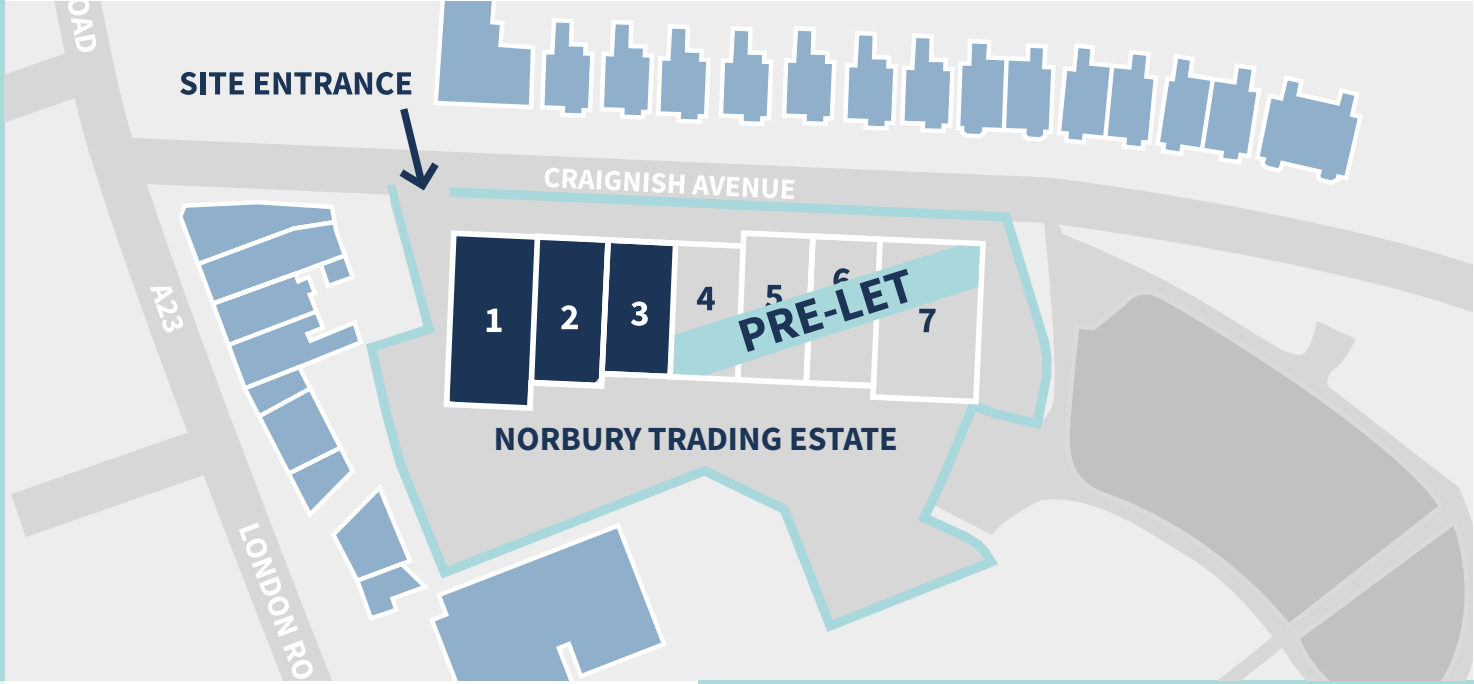
- SW16 — Prime SW London Location
- Dense Surrounding Residential Area
- Fully Refurbished Estate
- Convenient Loading Facilities
- P — Ample Yard & Parking Facilities
- Secure Site

NORBURY TRADING ESTATE, CRAIGNISH AVENUE, NORBURY, LONDON, SW16 4RW

DESCRIPTION

Norbury Trading Estate benefits from an extensive frontage along Craignish Avenue, SW16 and will soon be fully refurbished to the following high specification:

- Brand New Roof
- New Roller Shutter Doors
- New Site Entrance & External Areas
- New Entrance Doors
- Upgraded WC & Welfare Facilities
- LED Lighting Throughout



ACCOMMODATION

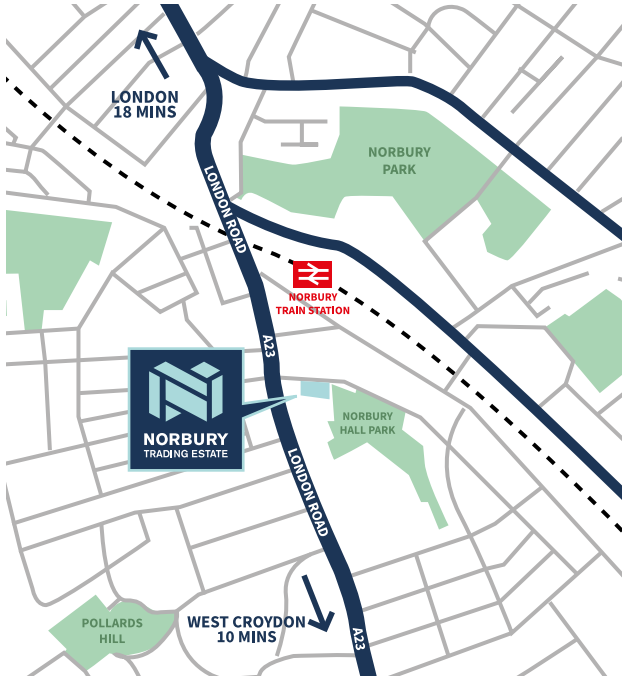
Unit 1	sq m	sq ft
Ground Floor	330.4	3,557
First Floor	44.3	447
Total	374.7	4,034

Unit 2	sq m	sq ft
Ground Floor	248	2,667
Total	248	2,667

Unit 3	sq m	sq ft
Ground Floor	220	2,365
Total	220	2,365

LONDONMETRIC PROPERTY PLC

LOCATION



EPC

Available upon request.

TERMS

A full repairing and insuring lease to be agreed with the landlord. Rent available upon request.

Rates

The units are currently assessed as warehouse and premises with a rateable value to be reassessed shortly. Interested parties are advised to contact London Borough of Croydon regarding exact rates payable.

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