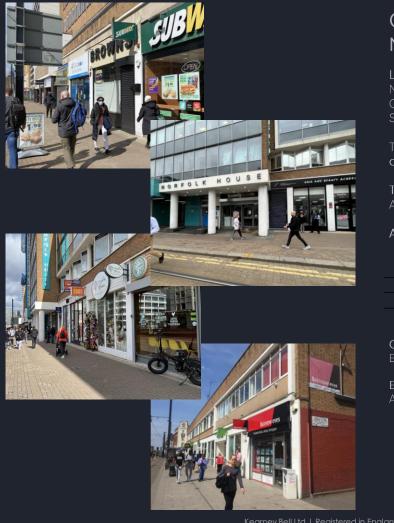


406 Linen Hall, 162/168 Regent Street London, W1B 5TG

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# CROYDON – COMMERCIAL UNITS TO LET NORFOLK HOUSE, WELLESLEY ROAD

## LOCATION

Norfolk House consists of over 20 retail units and benefits from frontages to both Wellesley Road and George Street. East Croydon Station and Boxpark Croydon are also located in close proximity on George Street.

Tenants in the parade include Travelodge, Warhammer, Subway, Greggs, Bairstow eves, Wendy's and McDonalds.

### TIMING

Available immediately

## ACCOMMODATION

Unit	Ground (sq ft)	Ancillary (sq ft)		Rent		ateable Value	Serv	ice charge for year end 24/03/24
6	1,090		£	25,000	£	22,500	£	1,018
9	845	473	£	17,500	£	19,000	£	2,012
12	1018		£	27,500	£	27,250	£	1,070

#### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

**INSPECTIONS** Viewing by appointment with:

Aaron Bell / 020 3773 9393 / <u>aaron@kearneybell.co.uk</u>

Or joint agents, Richard Pyne, SHW, 020 8662 2700.

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mportant Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contact. All prices/rents are quoted exclusive of any VAT which may be