



# AVAILABLE - TO LET

## 1a-1b Curnicks Lane, London, SE27 0UT

Sui Generis / Light industrial premises, 1,756 sq ft to 7,285 sq ft (676.7 sq m)

Change of use or redevelopment for alternative employment/commercial uses may be considered, subject to planning

Rent - £17.50 per sq ft pax

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)



Assembly.

Commercial Real Estate

# 1a-1b Curnicks Lane, London, SE27 0UT

Sui Generis / Light industrial premises, 1,756 sq ft to 7,285 sq ft (676.7 sq m)



## Location

The property is located on Curnicks Lane, in West Norwood. Transport links for the property are excellent, as Curnicks Lane is located just off Elder Road (B232), whilst West Norwood Station is approximately 500 metres away.

## Description

The buildings are arranged over ground floor and first floor and benefits from two forecourt to the front, which is accessed via double width doors.

**Rent** £17.50 per sq ft per annum exclusive  
**Business Rateable Value** £45,250

**Building Use** Part Sui Generis / part B1 although a change of use or redevelopment for alternative employment/commercial uses may be considered, subject to planning.

**VAT** The premises are not elected for VAT  
**EPC Rating** TBC

**Lease Details** A new lease for a term to be agreed.

## Size

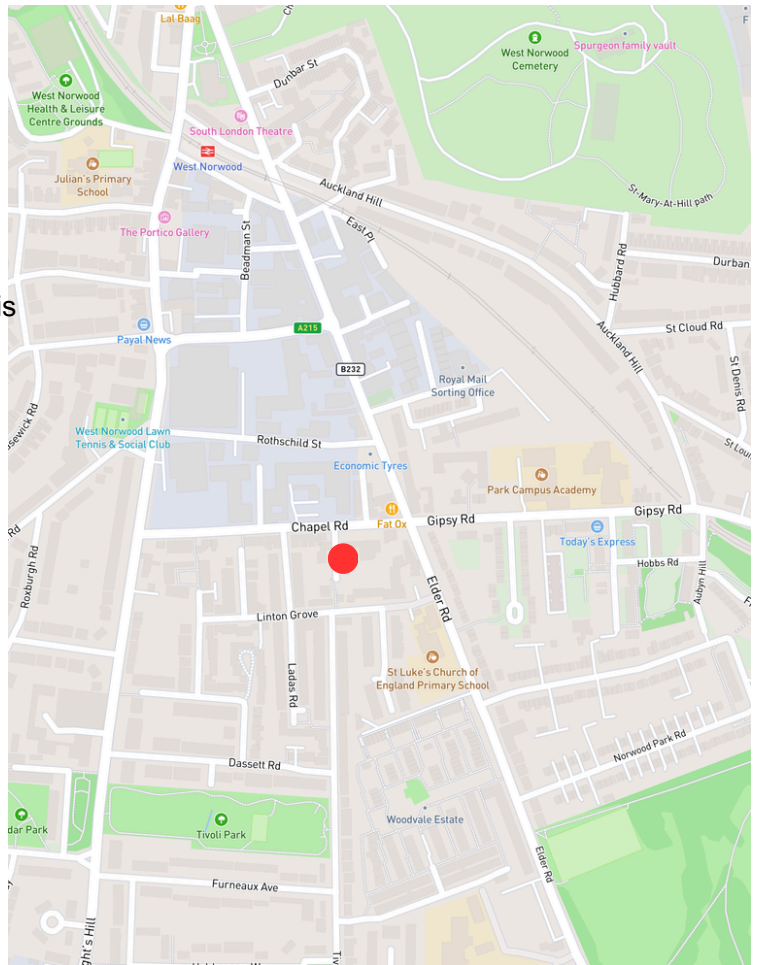
### 1a

Ground - 4,033 sq ft (374.76 sq m)  
First - 1,496 sq ft (139.06 sq m)  
Yard - 500 sq ft (46.45 sq m)

### 1b

Ground - 1,756 sq ft (163.2 sq m)  
Yard - 925 sq ft (86 sq m)

The premises can be let as one or split up into two.



## Contact Owners Joint Sole Agents

### Assembly CRE

020 3576 3331  
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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.