



kearney bell

Attn: Aaron Bell
Email: aaron@kearneybell.co.uk
Tel: 020 3773 9393
www.kearneybell.co.uk



CROYDON – 16 NORFOLK HOUSE, WELLESLEY ROAD

COMMERCIAL UNIT TO LET GROUND FLOOR UNIT WITH LARGE FIRST FLOOR

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.

The subject unit is located in a busy location close to the Wellesley Road/George Street crossing.

Tenants in the parade include **Moss, Travelodge, Warhammer, Subway, Greggs and Wendy's.**

ACCOMMODATION

The premises provide the following approximate areas that are subject to confirmation on site:

Ground floor GIA	81.8 sq m	880 sq ft
First floor GIA	285 sq m	3,068 sq ft

RENT

On application. The rent will be subject to VAT.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed and with rolling mutual break clauses thereafter. The lease is to be outside the Act.

SERVICE CHARGE

Approximately £6,534 per annum for the s/c year ending 24th March 2026.

COSTS

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

RATES

Rateable value £37,500

Interested parties should make their own enquiries via the local authority.

USE

Class E

PLAN

Available on request.

EPC

Energy Rating D81 valid until 1st April 2034. Full report available on request.

INSPECTIONS

Viewing by appointment with:

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