



We are pleased to bring to market this excellent commercial property. Pump House is a prominent building on Station Road, and this unit comprises most of the ground floor.

The property spans approximately 247 sqm / 2,658 sq ft, with dual frontage, and large attractive windows.

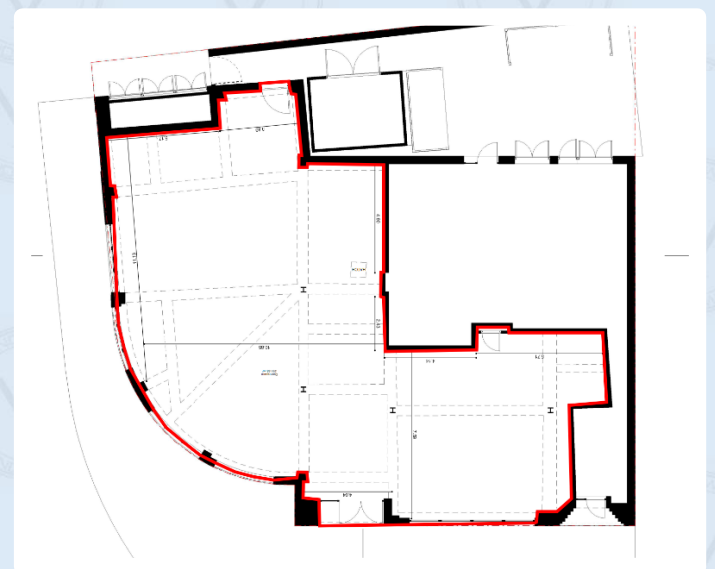
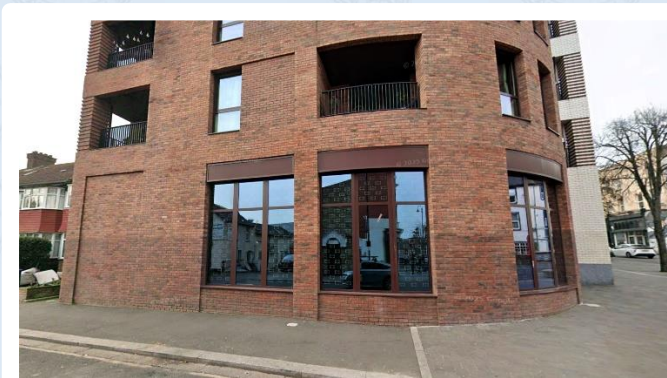
The property is subject to VAT.

#### **Location:**

Norwood is in the borough of Croydon, in south London, neighbouring Crystal Palace and Streatham. It is a densely populated area,

The property itself is located on the corner of Station Road and Cargreen Road, and just a short walk to Norwood Junction station. It is also just 100m from the High Street.

Occupiers close by include Aldi (adjacent) and numerous local establishments.



#### **PROPERTY SUMMARY :**

- Tenure: New 999 year lease
- ERV of £47,500 p.a.
- Vacant possession
- Area is c. 247 sqm / 2,658 sq ft