



PUMP HOUSE

# PRIME RETAIL UNIT TO LET

**SHW**

**RETAIL UNIT TO LET**  
Pump House, South Norwood, SE25 5JF – 2,658 SQ FT

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## RENT £60,000 PA PLUS VAT

### LOCATION

Adjacent to Aldi, the premises are located on the junction of Station Road and Cargreen Road 50 m from Norwood Junction railway station providing direct access to London Bridge & Victoria. Also served by the Highbury & Islington Overground line.

### DESCRIPTION

The Pump House forms part of new development of 14 energy efficient one & two bedroom flats and ground floor Retail/Leisure. The energy saving building has green roofs, PV panels and double-glazed windows to keep its efficiency.

The unit is in shell condition ready for a tenants fit out. There is water, drainage and 3 phase electricity connected.

### ACCOMMODATION

	SQ FT	SQ M
Ground floor	2,658	247

### TENURE

A new full repairing and insuring lease is available on terms to be agreed.

### RENT

To Rent £60,000 per annum.

### RATES

We have been verbally informed that the Rateable Value is TBC

### VAT

VAT will be chargeable on terms quoted.

### LEGAL COSTS

Each party to be responsible for their own costs.

### EPC

An EPC is being prepared and will be available shortly.



### VIEWINGS – 020 8662 2700

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