

# Carlew House, 21 East Place, West Norwood, London, SE27 9JW

**FOR SALE**

**Industrial/Workshops**

**6,757 sq ft / 627.8 sq m**

**Price: On application**



**Two storey  
industrial/ warehouse  
for sale. Suitable for a  
range of occupiers in  
the light industrial,  
storage, creative  
studio and workspace  
sectors.**



- A two-storey industrial warehouse, which is bordered by industrial buildings
- London bus routes provides connections into Brixton
- 0.20 miles from West Norwood Train Station
- 5 minute walk from Knight's Hill High Street



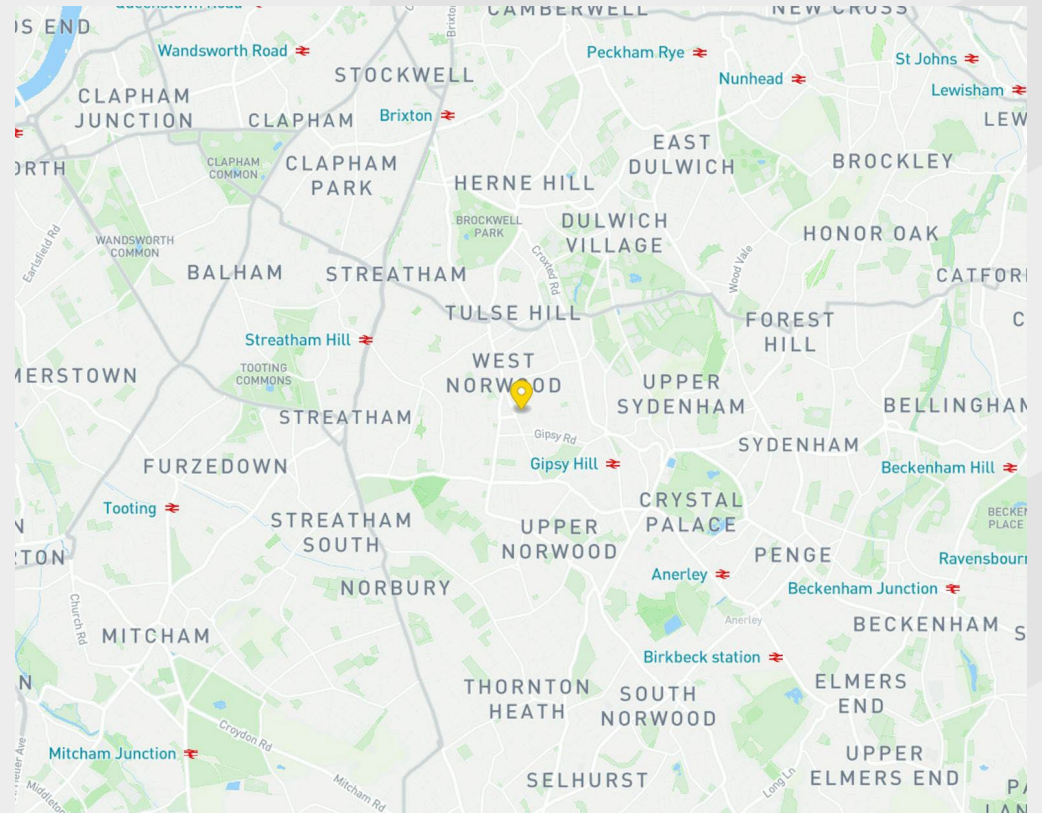


## Description

The property is currently vacant and measures 6,757 sq.ft on approximately 0.24 acres (0.1 hectares). The site is bordered by industrial buildings on three sides and the railway line to the east. The property was previously occupied by art studios used as B1(c) space, now under the E(g) use class.

## Location

The property is located in the industrial area of West Norwood in South London. It's just 0.2 miles from West Norwood Train Station, which offers regular services to London Victoria (23 minutes) and London Bridge (25 minutes). The property is a short walk from the high street on Knight's Hill, which is home to numerous shops, restaurants, pubs, and offices. Additionally, it is close to West Norwood Cemetery, providing 40 acres of open space. The area is well-served by London bus routes and provides connections to Brixton and the London Underground Victoria line.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Unit	6,757	627.75	Available
<b>Total</b>	<b>6,757</b>	<b>627.75</b>	

### Tenure

Sale of the freehold interest.

### Price

Upon application

### VAT

Applicable

### Business Rates

Each party are advised to make their own enquiries with London Borough of Lambeth

### AML

The successful purchaser will be required to comply with strettons' and the FCA's anti money laundering requirements

### Contacts

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#### Further Information

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