

# The Works, 19 East Place, West Norwood, London, SE27 9JW

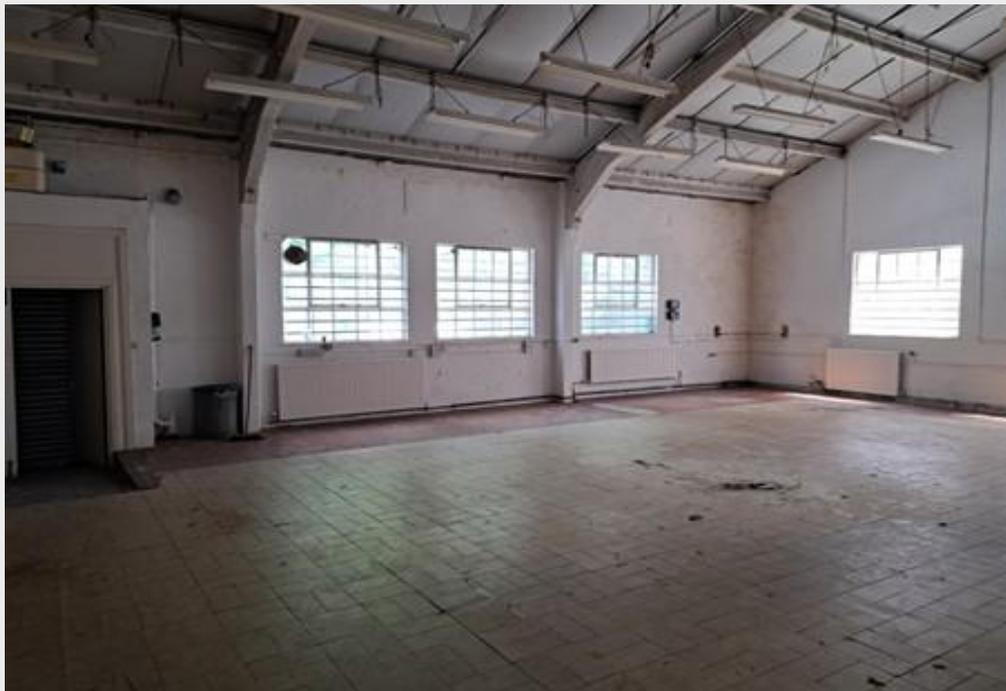


**FOR SALE**  
**Industrial/Workshops**  
**3,622 sq ft / 336.4 sq m**  
**Price: Offers in excess**  
**of £1,000,000.**

**Single storey  
industrial/warehouse  
with use class E(g)  
available for sale.**



- Site area 0.1 acre
- Vacant unit
- Knights Hill high street is within a 5-minute walk
- 0.20 miles from West Norwood Train Station
- Bus routes provide connections to Brixton and London underground Victoria line

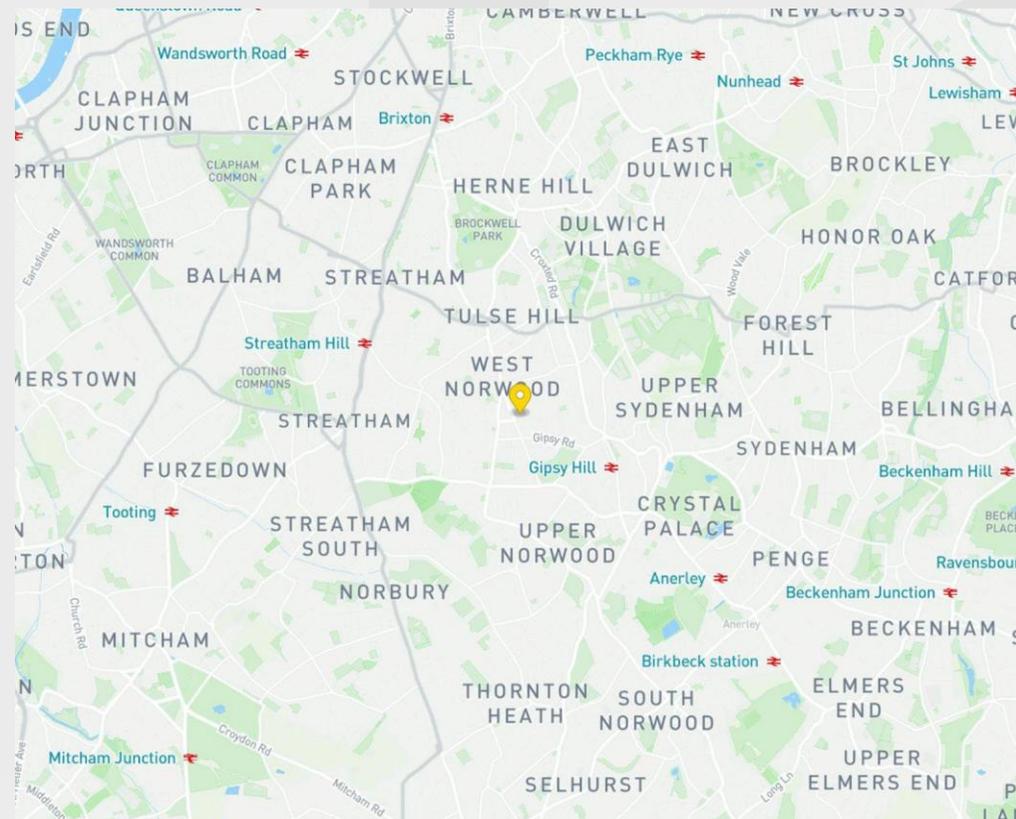


## Description

This site covers approximately 0.04 hectares (0.1 acres) with a building of 3,622 sq. ft. The property is surrounded by industrial buildings to the north, west, and south, with the railway line to the east. It has previously been used as BI space, now classified under the E(g) use class.

## Location

The property is located in the industrial area of West Norwood in South London. It is 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 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	3,622	336.49	Available
<b>Total</b>	<b>3,622</b>	<b>336.49</b>	

## Tenure

Sale of the freehold interest with vacant possession.

## Price

Offers in excess of £1,000,000.

## VAT

Applicable

## Legal Costs

Purchaser will be responsible for their sellers' legal and professional fees.

## Planning

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

## 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

[View on Website](#)

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