

**To Let****2<sup>nd</sup> Floor, 3 Cawnpore Street, Norwood, London, SE19 1PF****Location**

The property is situated in an excellent location under 5 mins away from Gipsy Hill Station, with direct trains to Victoria (24 mins) & London Bridge (30mins). The premises is a short walk to the hub of Crystal Palace. There are several bus stops located in the nearby area making it easily accessible from the surrounding areas.

**Description**

The unit is located on the second floor of a modern commercial development and benefits from a dual aspect North and South. It will be provided in its current condition.

**Rent**

**£20,000 per annum exclusive.**

**Accommodation**

Second Floor: 92.3 sq m or 994 sq ft

Up to 1,988 sq ft available through 1<sup>st</sup> floor unit please enquire for further information.

**Use Class**

The property is suitable for office use coming under the new use class E.

**Lease**

The property is available by way of a new FRI lease. Terms to be agreed.

**Rateable Value**

£16,102

**VAT**

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate

**EPC**

**C (52)**, full report available upon request.



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Surveyors**All Enquiries:**

Frederick Darrell MRICS

Development Consultant

Frederick@pedderproperty.com

0208 702 9999



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**Promapv2**  
LANDMARK INFORMATION

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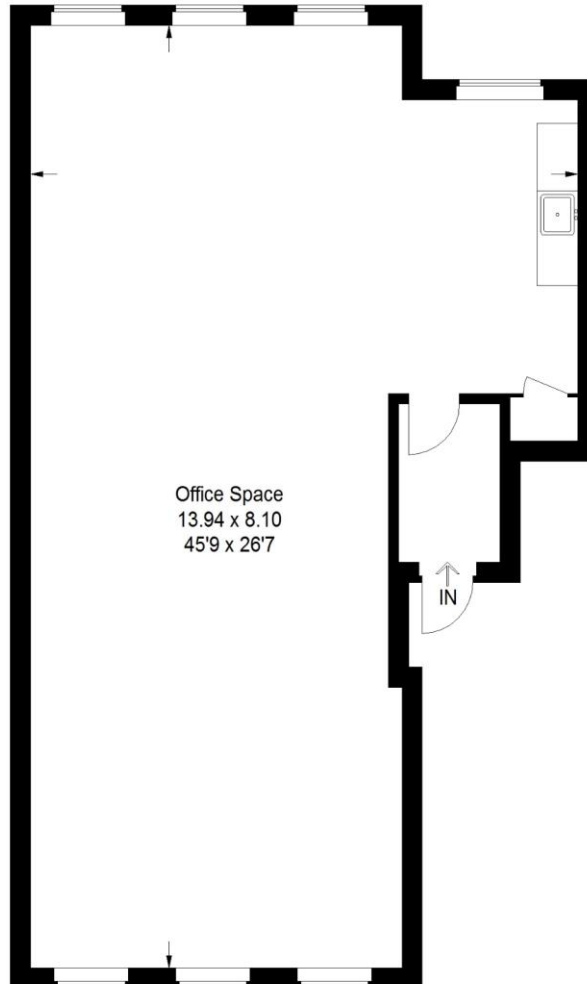
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## Cawnpore Street SE19

Approximate Gross Internal Area  
92.3 sq m / 994 sq ft



### Second Floor

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These plans are for representation purposes only  
as defined by RICS - Code of Measuring Practice.

Not drawn to Scale. Windows and door openings are  
approximate. Please check all dimensions, shapes and  
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