

# FOR SALE



## The Works & Carlew House, 19 & 21 East Place, West Norwood, London, SE27 9JW

Two industrial units totalling approx. 10,379 sq ft  
on approx. 0.34 acres.

Available for sale together or individually.

Building Size: 3,622 sq.ft - 10,379 sq.ft  
(336.4 sq.m - 964.2 sq.m)

### The Works - 3,622 sq ft

This site covers approximately 0.1 acres (0.04 hectares). It has been used as B1 space, now classified under the E(g) use class. Currently tenanted on a 5-year term, vacant possession can be provided. The property is surrounded by industrial buildings to the north, west, and south, with the railway line to the east.

### Carlew House - 6,757 sq ft

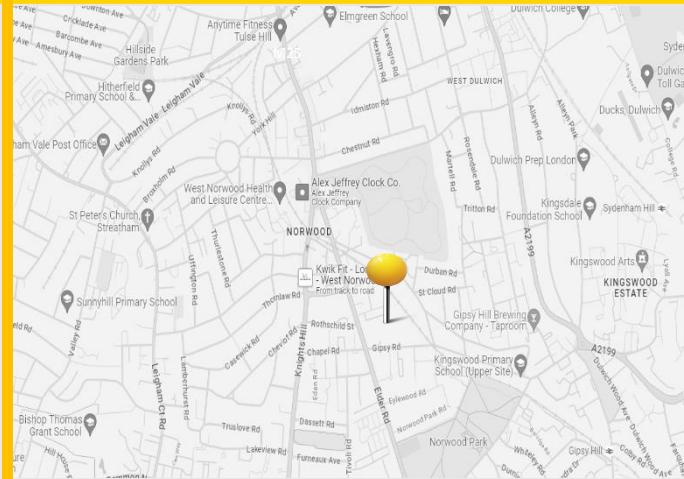
On approximately 0.24 acres (0.1 hectares), and was previously used as B1(c) space, now under the E(g) use class. It is currently vacant and measures 6,757 sq.ft. This property was previously occupied by art studios. The site is bordered by industrial buildings on three sides and the railway line to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

### Location

These properties are located in the industrial area of West Norwood in South London. They are just 0.32 km (0.2 miles) from West Norwood Train Station, which offers regular services to London Victoria (23 minutes) and London Bridge (25 minutes). The properties are a short walk from the high street on Knight's Hill, which is home to numerous shops, restaurants, pubs, and offices. Additionally, they are close to Norwood Cemetery, providing 40 acres of open space. The area is well-served by London bus routes provides connections to Brixton and the London Underground Victoria line.

### Accommodation

	Sq ft	Sq m
The Works	3,622	336.49
Carlew House	6,757	627.74
<b>Total Building</b>	<b>10,379</b>	<b>964.24</b>
<b>TOTAL SITE AREA:</b>	<b>0.34 acres (0.14 ha)</b>	



**Tenure** Freehold with vacant possession.

**Sale Price** Available to be purchased individually or together

The Works & Carlew House: £4 million

The Works: £1.4 million

Carlew House: £2.6 million

**EPC** Available on request

**VAT** Applicable

**AML** The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements.

**More information is available on request.**

### Contacts

Aasia Pathan

07807 979061

[aasia.pathan@strettons.co.uk](mailto:aasia.pathan@strettons.co.uk)

Harry Robins

07866 075 899

[harry.robins@strettons.co.uk](mailto:harry.robins@strettons.co.uk)



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