



## 5-7 Norbury Trading Estate

Norbury, SW16 4RW

**Sublease of part 1st floor  
with private access and  
parking in the London  
Borough of Croydon.**

**2,000 sq ft**  
(185.81 sq m)

- Ready for immediate occupation
- 7 private kitchens, or option to be used for Storage
- Three-phase supply, gas points, extraction, power outlets, water, electric, wifi
- Parking

## Summary

<b>Available Size</b>	2,000 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Location

Norbury is an affluent South West London suburb with a high population density. Norbury Trading Estate benefits from an extensive frontage along Craignish Avenue. It has 24/7 unrestricted access, ample parking and is located within a 10 minute walk from Norbury Train Station. The other occupiers on the estate are Deliveroo, Screwfix and Jacuna.

From this site, the delivery radius for a dark kitchen operator can include Crystal Palace, Mitcham, Norbury, Norwood, Selhurst and Streatham.

## Description

Arranged over two floors and currently occupied by a dark kitchen operator who are looking to sublease part of the first floor.

The area being marketed comprise of a corridor with 7 private commercial kitchens ready for immediate occupation, a large fridge freezer room and additional storage at the rear.

Each private kitchen is fitted with a stainless steel canopy, a dry storage room, hand sink, prep sink, three-phase supply, gas points, extraction and water. There are onsite showers, WCs and staff relaxation areas. Waste management, on-site management, regular cleaning of communal areas, Wifi and power outlets can all be made available if required.

Whilst the space would suit a Dark Kitchen operator, it could also be used for Storage.

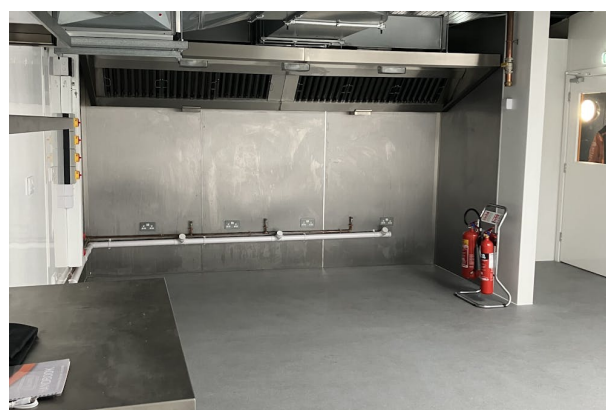
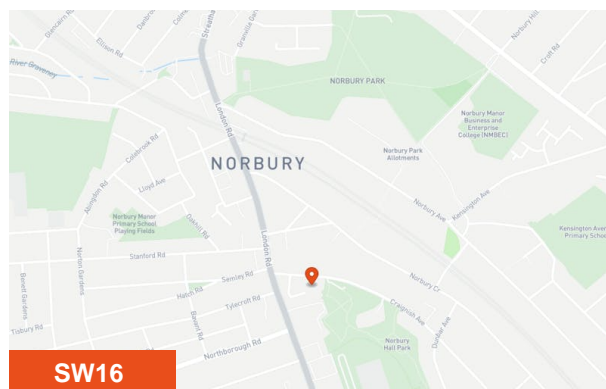
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Kitchen (No.28 on floor plan)	300	27.87
1st - Kitchen (No.29 on floor plan)	306	28.43
1st - Kitchen (No.30 on floor plan)	335	31.12
1st - Kitchen (No.31 on floor plan)	235	21.83
1st - Kitchen (No. 32 on floor plan)	209	19.42
1st - Kitchen (No.33 on floor plan)	216	20.07
1st - Kitchen (No.34 on floor plan)	235	21.83
1st - Fridge/Freezer	200	18.58
1st - Storage	250	23.23
<b>Total</b>	<b>2,286</b>	<b>212.38</b>

## Terms

Sublease for terms to be agreed.



## Viewing & Further Information

**Rob Amey**

020 7788 3813 | 07801 415642

rob.amey@htc.uk.com

