



**22-36
Paxton Place**

WEST NORWOOD,
LONDON, SE27 9SS



Executive Summary

OF INTEREST TO INVESTORS AND DEVELOPERS - A SELF-CONTAINED CLASS E BUILDING, OFFERED FOR SALE WITH VACANT POSSESSION

- A 0.22-acre (0.09 ha) site comprising a two-storey Class E building with undercroft parking and additional off-street parking
- The property extends to approximately 720 sqm (7,750 sqft) GIA
- The property is currently owner-occupied and has been used as office head quarters for over 20 years
- The property benefits from generous floor-to-ceiling heights, measuring approximately 3.8 metres to the underside of the suspended ceiling, with an estimated additional 300mm to the structural soffit
- There is an opportunity to convert the existing building into residential units, including an upward extension, via permitted development rights
- Possible future uses also include nursery, gym, medical centre (within the existing Class E), or community healthcare or education use (Class F1/F2), subject to obtaining all necessary consents
- The property is for sale freehold with vacant possession at a Guide Price of £2,250,000, subject to contract

Description

The property extends to approximately 720sqm (7,750 sqft) GIA and comprises a modern two-storey office building of brick and glazed elevations, set beneath a flat roof, providing high-quality open-plan office accommodation arranged over ground and first floors.

Internally, the offices benefit from excellent natural light throughout and a mix of open-plan workspace and partitioned offices. The accommodation is presented to a high standard, with air-conditioning, raised floors, suspended ceilings with recessed lighting, and double-glazed windows.

The property benefits from generous floor-to-ceiling heights, measuring approximately 3.8 metres to the underside of the suspended ceiling, with an estimated additional 300mm to the structural soffit.

There is a large undercroft area providing secure covered parking and ancillary storage, with direct access to the main building. Additional off-street parking is provided to the front of the property.

It is our understanding that prior to the current owners occupation the property was used as an educational facility.



Location

The property is located in West Norwood, within the London Borough of Lambeth.

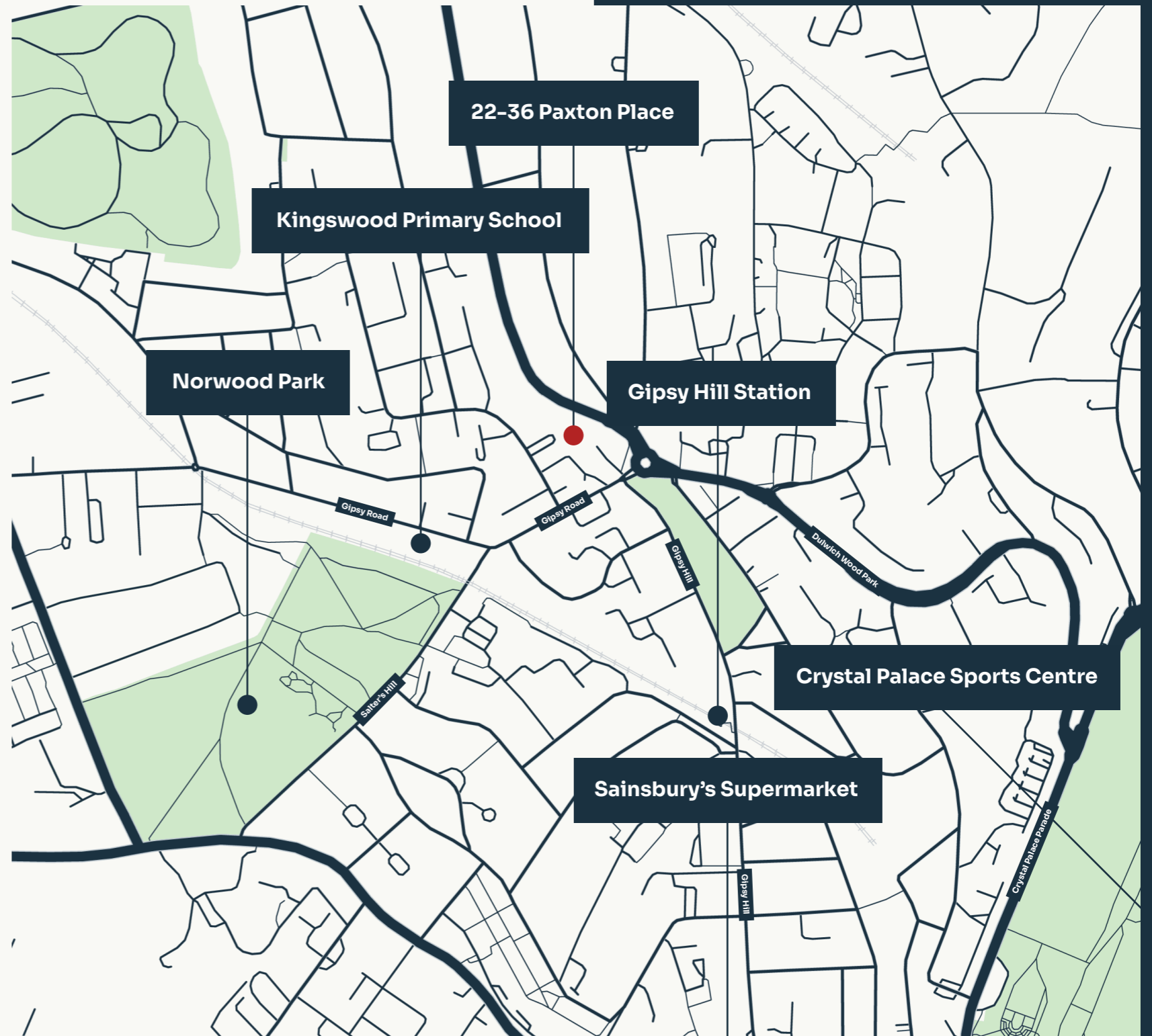
The area benefits from excellent public transport links, with Gipsy Hill station less than half a mile away, providing direct services to London Bridge, London Victoria and the wider rail network. Several bus routes also serve the area, offering convenient connections to neighbouring parts of South London and central London.

Everyday services, including convenience stores, pharmacies and independent cafés, are found along nearby Gipsy Road and West Norwood High Street, while larger retail and leisure facilities are accessible in Crystal Palace and Brixton.

Nearby green spaces such as Norwood Park and Streatham Common provide an accessible outdoor amenity.

KEY DISTANCES

Norwood Park	0.2 miles
Kingswood Primary School	0.2 miles
Gipsy Hill Station	0.3 miles
Sainsbury's Supermarket	0.8 miles
Everyman Cinema	0.9 miles
Crystal Palace Park	0.9 miles
Crystal Palace Sports Centre	1.4 miles



Development Potential

The property offers excellent potential for residential or mixed-use redevelopment, benefitting from its Class E (Commercial, Business and Service) designation. It is our understanding there is no Article 4 direction in place, preserving valuable permitted development rights.

This allows an incoming purchaser to explore conversion opportunities under Permitted Development (Class MA) and potential for vertical extension (Class AB), subject to prior approval, or facade enhancements through a full planning application.

Architecturally, there is scope to reconfigure and enhance the existing building, introducing high-quality residential accommodation or a contemporary mixed-use scheme, as well as other commercial uses as outlined below.

Located within the London Borough of Lambeth, a borough known for taking a pragmatic and design-led approach to redevelopment, the site provides an excellent opportunity for a purchaser to unlock further value through planning enhancement and repositioning.

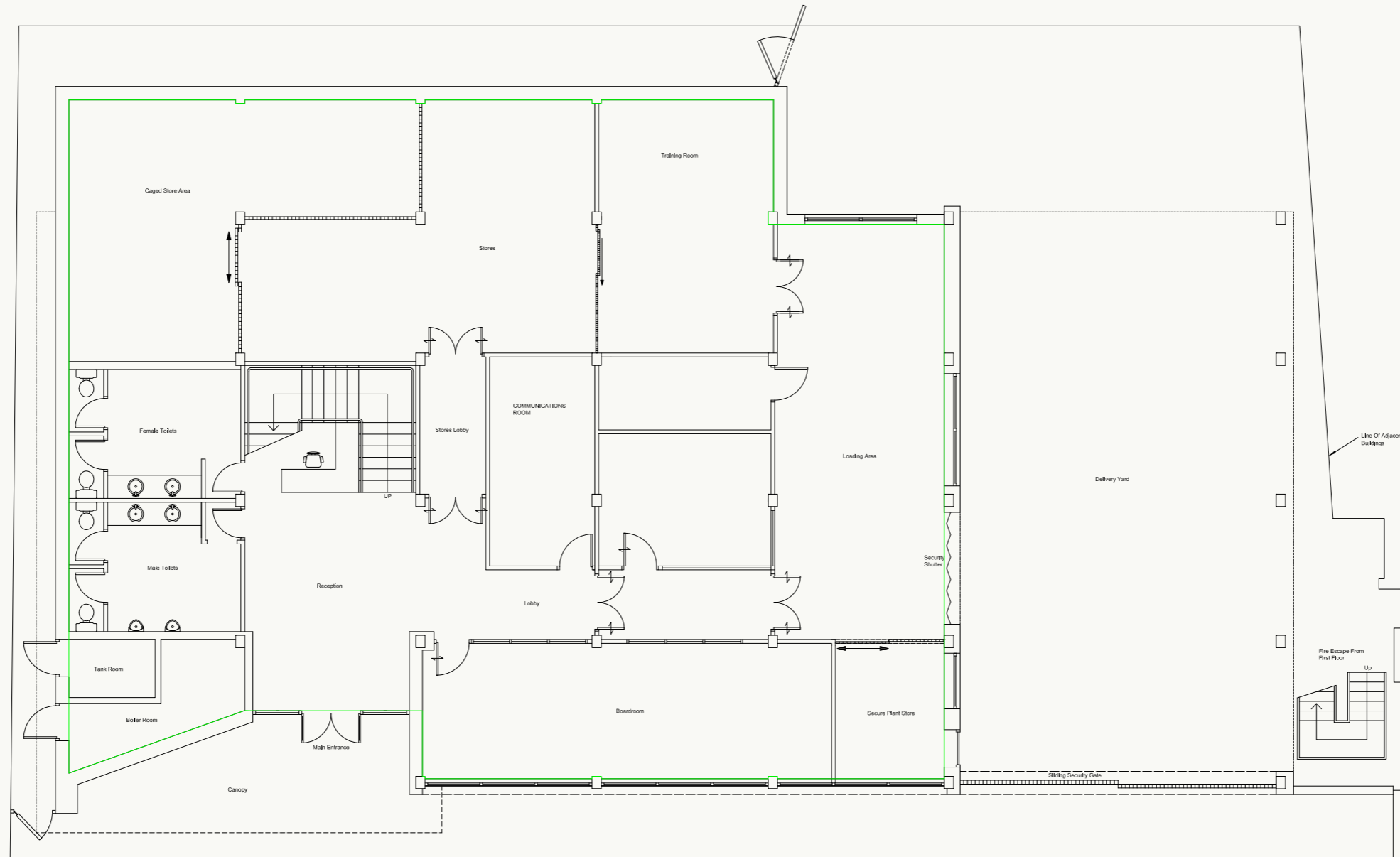
Possible future uses (subject to planning) include:

- ▶ Residential conversion under Class MA (prior approval for conversion from Class E to C3 residential)
- ▶ Mixed-use scheme combining commercial on the ground floor with residential above
- ▶ Community, healthcare, or education use under Class F1/F2
- ▶ Nursery, gym, or medical centre within the flexibility of Class E
- ▶ Redevelopment or upward extension (potentially under Class AB, Part 20 permitted development) to increase floor area and value

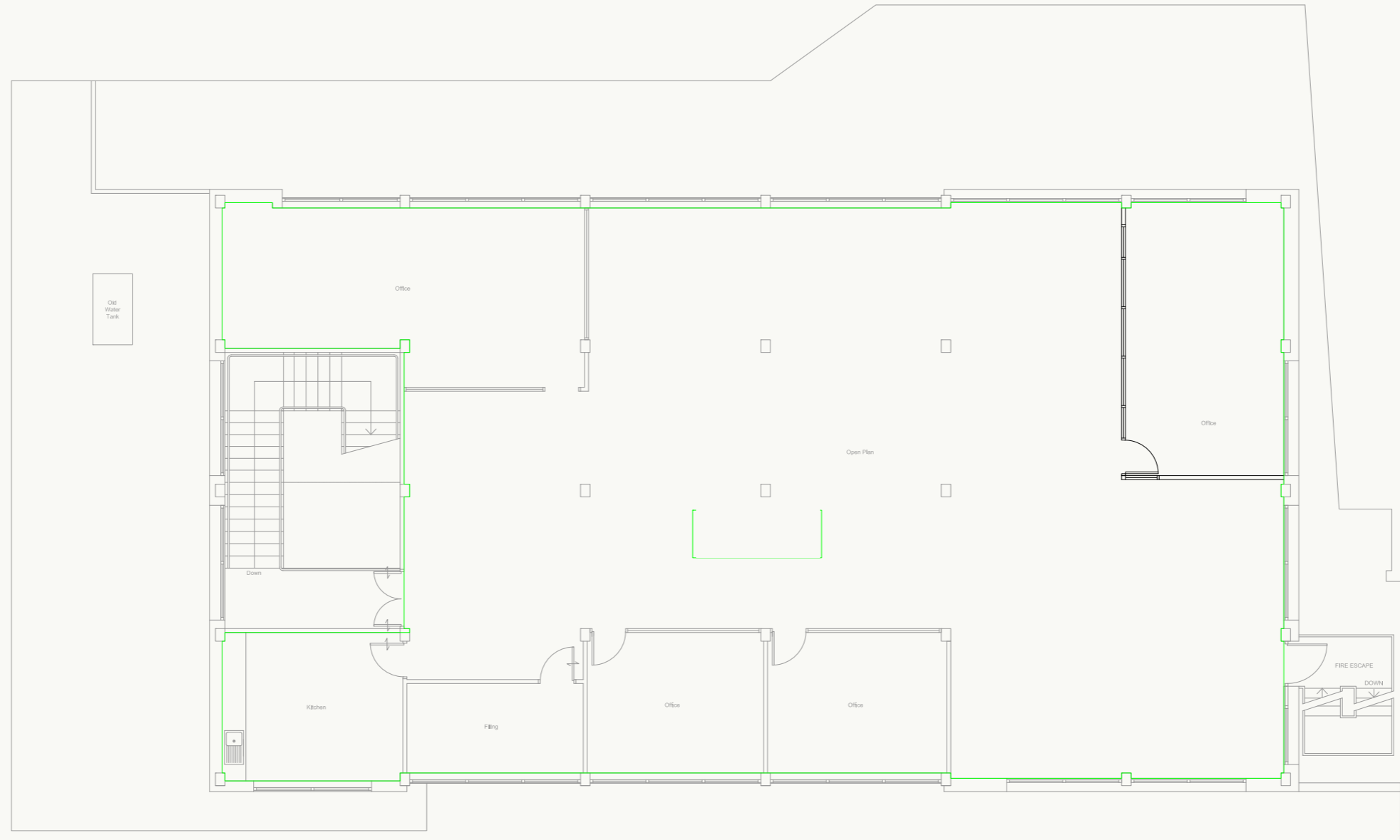
Please note that feedback has been obtained from Icen Projects (planning consultants) and Vine Architecture (architect) which can be provided upon request.



Existing Ground Floor Plan



Existing First Floor Plan



METHOD OF SALE

The property is for sale freehold with vacant possession at a Guide Price of £2,250,000, subject to contract only.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glpj.co.uk/paxton-place

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

020 3336 7377 or email capital@glpj.co.uk.

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GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.