

LIGHT INDUSTRIAL / WAREHOUSE TO LET

8,220 SQ FT (763.64 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



**491-505 SOUTHEND LANE
LONDON
SE26 5BL**

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LOCATION

The property is located on the Southend Lane roundabout, which leads onto the A21 and South Circular, providing access to Central London. Lower Sydenham railway station is 0.5 miles from the unit, providing services towards London via Cannon Street and Charing Cross.

USE

The property is registered under B2 and B8 of the Town & County Planning Use Classes Order 1987.

COSTS

Legal Fees - Each party to pay their own legal costs.

Rates - The Rateable Value is £49,218.

DESCRIPTION

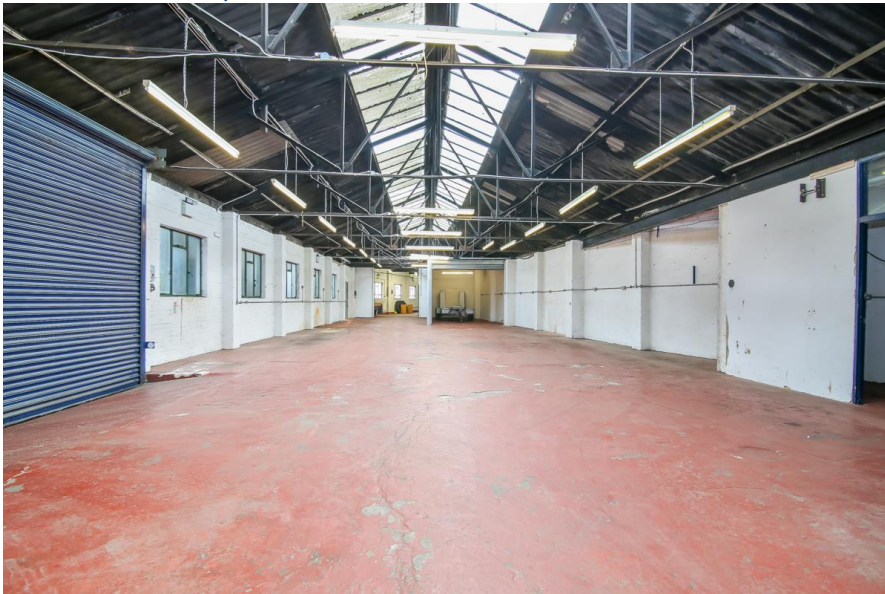
The property comprises a warehouse split over ground floor and basement with an ancillary office over ground and first floor. There is room on the yard for loading and/or two cars to be parked. The unit was previously occupied by a mechanics however the warehouse has since been cleaned and the offices been refurbished.

RENT

£75,000 per annum.

TENURE

A new lease to be agreed with the Landlord.



CONTACT

All appointments to view must be arranged via sole agents Kalmars Commercial.

Piers Hanifan

piersh@kalmars.com

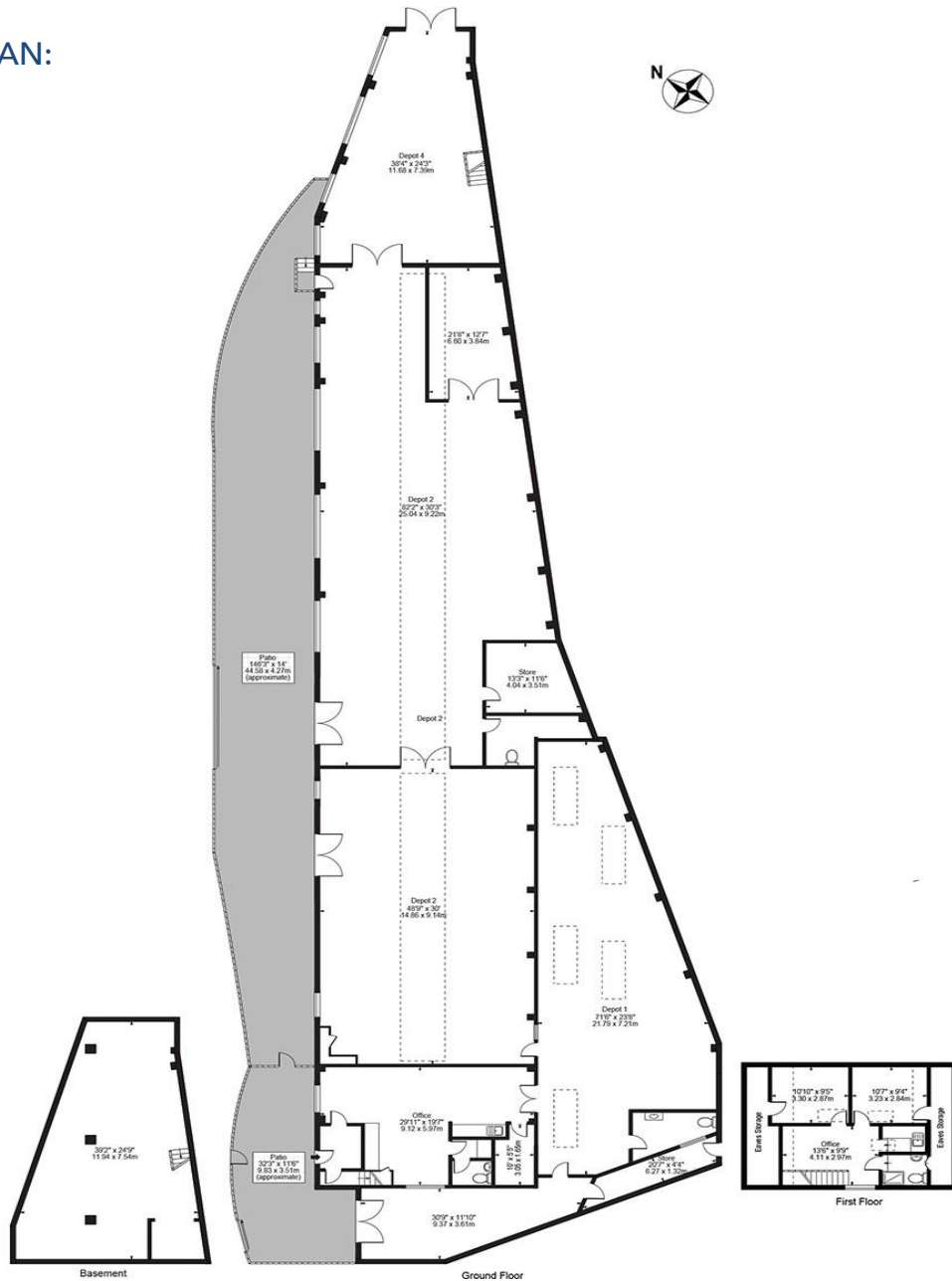
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FLOOR PLAN:



All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

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