



INDUSTRIAL PREMISES

* Preliminary Particulars *

TO LET



Key Benefits

- First Floor WC facilities
- Windows to ground and first floor level
- Security shutters to ground floor
- Full cover mezzanine
- 4 car parking spaces

2-STOREY BUSINESS / INDUSTRIAL UNIT

**UNIT 3 METRO BUSINESS CENTRE, KANGLEY BRIDGE ROAD,
SYDENHAM, LONDON SE26 5BW**

2,793 sq ft (259.48 sq m)

For further information contact:

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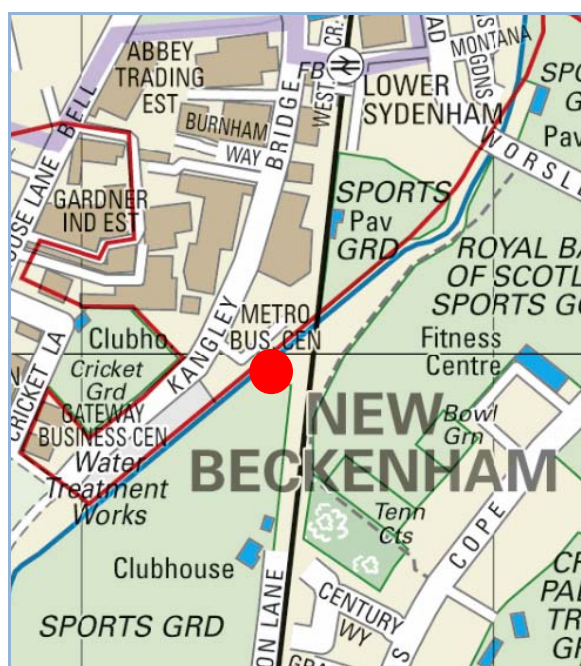
Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



UNIT 3 METRO BUSINESS CENTRE, KANGLEY BRIDGE ROAD, SYDENHAM, LONDON SE26 5BW

LOCATION

The property is situated on the Metro Business Centre off Kangley Bridge Road, an established industrial location in Sydenham. Sydenham is a local South East London town centre with the nearest, largest town centres being Catford, Bromley and Beckenham. Rail services are available off Kangley Bridge Road at Sydenham station providing connections into Central London.



DESCRIPTION

The property comprises an end of terraced business unit which could be suitable for both office and industrial uses. The ground floor has the benefit of a small loading door with separate personnel door and WC. The first floor mezzanine has windows along the front and side elevation and is suitable for office or storage use.

We understand that the property has 4 parking spaces.

EPC

Energy Performance Asset Rating – D91.

ACCOMMODATION

The property has the following approximate gross internal areas:-

	FT	M ²
Ground Floor	1,351	125.51
First Floor Mezzanine	1,442	133.97
Total	2,793	259.48

TERMS

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

RENT

£33,500 per annum exclusive.

SERVICE CHARGE

Details available upon request.

RATES

The property is entered into the 2017 Rating List with a Rateable Value of £17,500. Interested parties are advised to contact the rating authority, London Borough of Bromley, to confirm the rates liability.

PLANNING

The property has been in use for food production. Interested parties should make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into a lease.

LEGAL COSTS

Each party to be responsible their own legal costs.

VAT

May be applicable to rents and other outgoings.

Collingwood House, Schooner Court, Crossways Business Park, Dartford, Kent DA2 6QQ

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Chartered Surveyors