

Unit 1 Kangley Business Centre, Kangley Bridge Road, Sydenham SE26 5AQ



Refurbished Industrial / Warehouse Space - 13,316 sq. ft.

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Location

The subject property is situated on Kangley Bridge Road, just 0.2 miles from Lower Sydenham Railway Station. South Eastern Railway offer direct services to London Bridge (19 minutes), London Charing Cross (24 minutes) & London Cannon Street (24 minutes) as well out of London to Hayes in Kent (17 minutes). The property is within close proximity to the South Circular Road, just 1 mile to the north.

The unit sits within Sydenham's main purpose-built industrial estate and offers distribution operators great access into the wider South London & Central London catchment areas. Tenants with the immediate vicinity include Screwfix, Howdens & Eurocell.

By road, travel times to both the West End and the City are approximately 30 minutes.

Description

The accommodation comprises a purpose-built industrial building constructed in the 1990's. The strategically located warehouse is undergoing a full refurb programme and will be available from Q2 2021. The property consists a high level of warehouse content and possesses substantial floor to ceiling height which will be of interest to distribution & logistics businesses. Office space is provided at first floor level and includes ancillary offices and meeting rooms.

The unit also benefits from a large, gated yard to the front of the property with around 17 parking spaces.

Accommodation (GIA)

Description	sq ft	sq m
Ground Floor		
Warehouse	10,049	933.6
Office	1,655	153.8
First Floor		
Office	1,612	149.8
Total	13,316	1,237.2



Amenities

- To be refurbished
- Excellent floor to ceiling height
- Roller shutter access
- Office accommodation on ground and first floors
- Meeting rooms
- Roof lighting
- Kitchenette
- WC Facilities
- Large secure yard
- Parking facilities

Connectivity

Bromley	2.4 miles
Croydon	4.4 miles
Canary Wharf	5.6 miles
City of London	6.5 miles
West End	7.2 miles
Dartford	10.9 miles
Heathrow	17.1 miles

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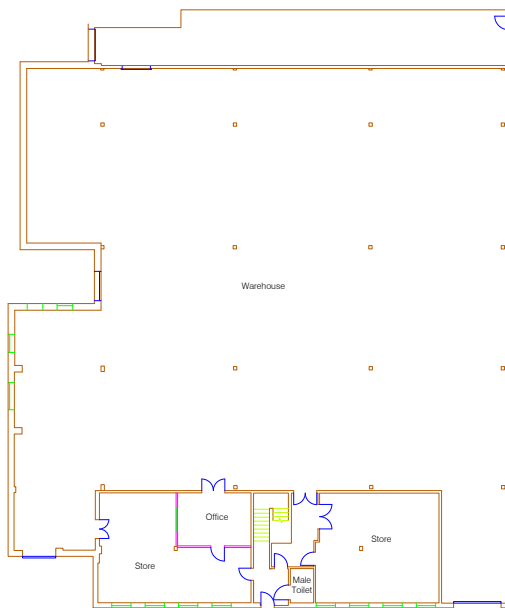
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Floor Plans

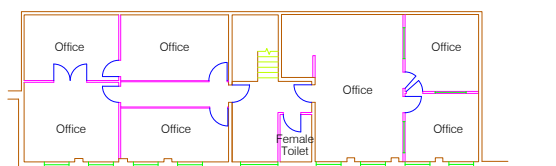
Not to scale, indicative only

Ground Floor



KANGLEY BRIDGE ROAD

First Floor



KANGLEY BRIDGE ROAD

Terms

The property is available by way of a new FRI lease for a term to be agreed.

Rates

The property is currently assessed as factory and premises with a rateable value of £136,000. Interested parties are advised to contact the London Borough of Bromley regarding exact rates payable.

EPC

A copy of the EPC is available upon request

Quoting Rent

Upon application

Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

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