



## TO LET

Modern Warehouse/Trade Counter Unit  
(To be refurbished)

**2,765 sq. ft. / 257 m<sup>2</sup> (Gross)**

5 Orchard Business Centre  
Kangley Bridge Road  
Sydenham  
London  
SE26 5AQ

## Location

Orchard Business Centre is accessed from Kangley Bridge Road, the frontage unit being occupied by Eurocell Plastics. The estate is opposite Sydenham Industrial Estate which is home to Screwfix, Howdens Joinery and Crown Decorator Centres.

Kangley Bridge Road connects to Southend Lane (A2218) opposite Sainsbury's and the retail park. The South Circular (A205) is less than a mile to the North.

Lower Sydenham Station (Southeastern) is within 200m which provides regular services to London Cannon St, Charing Cross and Hayes.

## Description

The property comprises a steel portal framed warehouse (eaves 6.4m) with car parking to the frontage.

Internally the property contains a range of partitions and a mezzanine floor which it is planned to strip out to leave the unit as a "shell".

## Accommodation

The floor area is stated on a gross internal basis calculated from measurements taken on site.

Ground Floor                      257 m<sup>2</sup>                      2,765 sq. ft.

## Tenure

A new full repairing and insuring lease is to be created.

## Rent

£48,500 per annum (£17.50 per sq. ft.) exclusive.

## Rates

The Rateable value for the unit is 30,750 (2017 Rating List). This will need to be re-assessed following the removal of the mezzanine floor. N.B. This is not the amount payable.

## Service Charge

A service charge is levied to cover maintenance of the common parts of the estate. Details available on request.

## Viewing

For further information or to arrange a viewing please contact:

Tim Senior at Checkley & Co LLP

Tel: 0121 456 4477/07946 754007

E-mail: [trs@checkleys.co.uk](mailto:trs@checkleys.co.uk)

Or joint agents:

Richard Turnill at Watson Day

Tel: 01322 475940/07764 476915

E-mail: [richardturnhill@watsonday.com](mailto:richardturnhill@watsonday.com)

### SUBJECT TO CONTRACT

### IMPORTANT

### CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

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### Energy Performance Asset Rating

More energy efficient

