

TRADE CITY SYDENHAM, BELL GREEN, LONDON SE26 4PR PRIME TRADE COUNTER OPPORTUNITIES 4,042, 4,043 OR 8,085 SQ FT



Location

Bell Green is a landmark location which offers retail, trade and industrial services to the south London area.

Situated a short distance to the south of the South Circular (A205) the location enjoys excellent connectivity. Lower Sydenham Station is within a short walk. Major retailers at Bell Green include a Sainsbury's superstore, Sports Direct, Next, B&Q, Curry's PC World and McDonald's.

Trade City Sydenham is an established Trade Park adjacent to the retail offer, built in 2014 and home to Halfords, Plumb Centre, Toolstation, Edmundson Electrical and Mercedes Benz.

Description

The properties comprise high-quality industrial units with large, glazed trade counter frontages as well as electric up and over sectional loading doors to the front elevation. Internal security shutters are fitted. The height to underside of haunch is 6.5m rising to 8.37m at the apex. WC, office and kitchen facilities are all provided.

Gas, water and 3 phase power are all connected to the unit. Externally there is parking for four cars per unit (eight total) plus a loading area.

Rent

Upon application.

VAT

VAT is chargeable on this property.

Accommodation

The units have the following approximate gross internal areas and can be let separately or together:

B2: 4,042 Sq Ft

B3: 4,043 Sq Ft (Available March 2021)

Total Area: 8,085 Sq Ft

Planning

We understand that the properties have B1, B2 and B8 planning consent. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Legal Costs

Each party will pay their own legal fees.

Business Rates

Unit B2 is entered in the 2017 valuation list with a rateable value of £41,750. For further information on business rates including relief which could be applicable, visit www.gov.uk/calculate-your-business-rates.

EPC

The property benefits from a 'B' rating. The full EPC is available to download at www.hindwoods.co.uk

CG5887

Also at:

Croydon
East Dulwich

Viewings

For more information, or to arrange a viewing please contact Hindwoods on 0208 858 9303.

Or contact joint agents, Knight Frank for more information on 020 7861 5195.

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