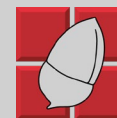




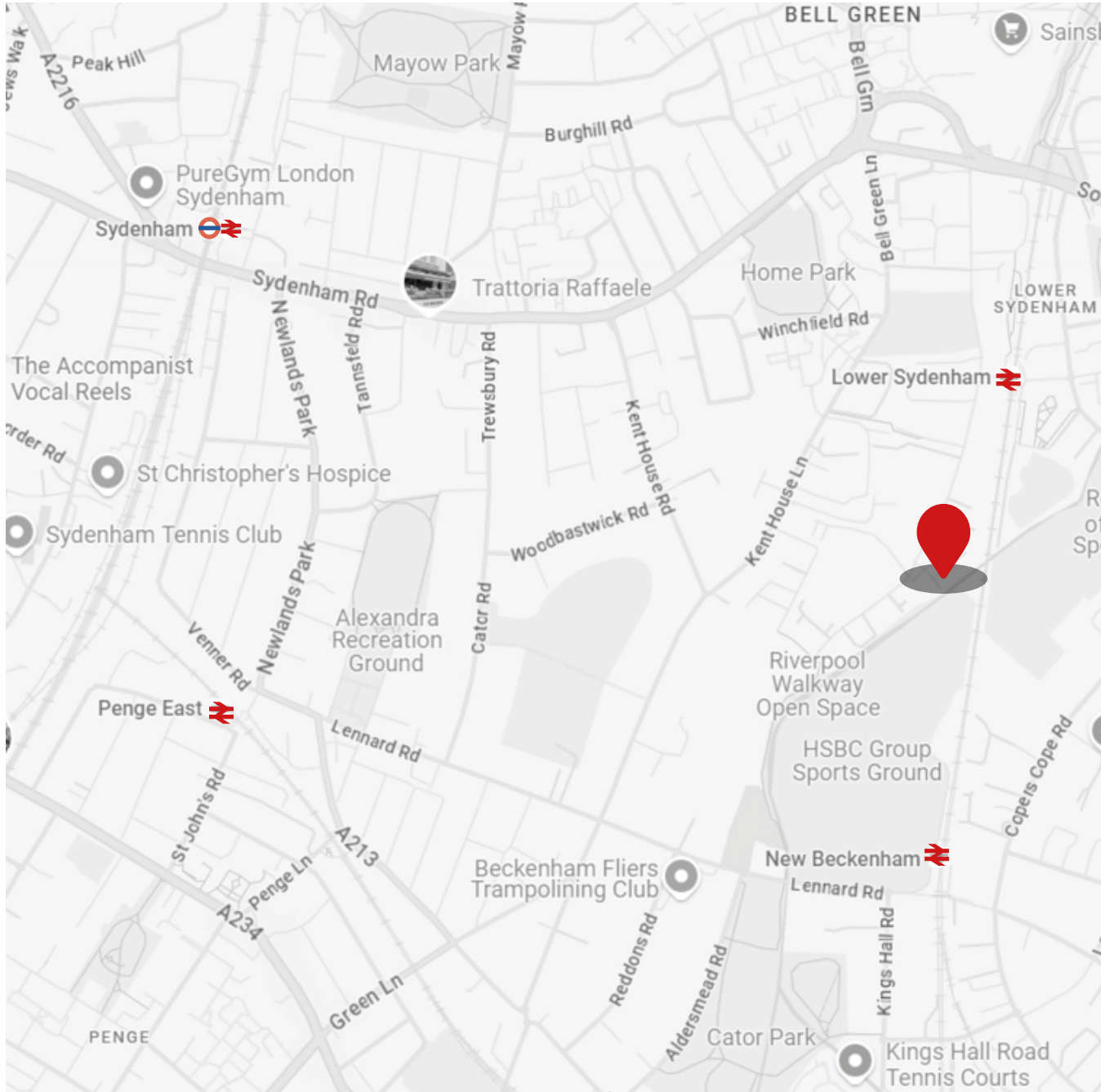
First floor, Unit 15, Metro Business Centre, Lower Sydenham,
London SE26 5BW

Self-contained office space to let in Lower Sydenham



acorn

Commercial, Investment & Development



- Modern self-contained office space to let on the 1st floor of Unit 15
- Located in Metro Business Centre, 6-minutes' walk from Lower Sydenham Station
- 4 allocated parking spaces
- Measures 2,302sqft
- Guide rent: £28,000pa
- Available immediately

Description

The first-floor office space at Unit 15 measures 2302sqft arranged across various partitioned office suites, kitchen, w/c facilities and additional storage areas.

Entry to the first floor is via a doorway way which leads directly upstairs into a lobby area where two larger open plan offices and six smaller suites are situated. The space could be reconfigured to suit the needs of an incoming business.

Features include, gas central heating, perimeter trunking, security alarm, LED lighting and four allocated parking spaces. The estate has a mix of logistics, manufacturing and trade occupiers.

Location

Metro Business Centre is accessible via Kangley Bridge Road off of Southend Lane (A2218) which connects to the A205 and the A21 providing access to Central London (8.2 miles) and out to the A21/M25 Motorway at J4. The area is a Strategic Industrial Location and provides an excellent location to serve into Central London and out to the South.

Lower Sydenham railway station is approximately 5 minutes' walk from the property providing regular services to London Bridge. The nearest bus stop is Knighton Park Road (Stop R). It is located at 0.5 mi or approximately 10 minutes' walk distance.





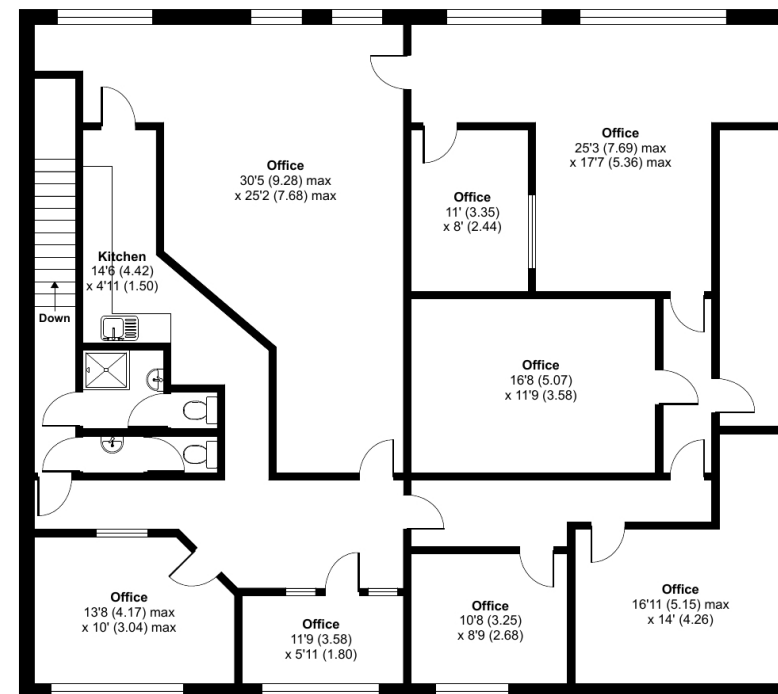
Kangley Bridge Road, London, SE26

Ground Floor Net Internal Area = 23 sq ft / 2.1 sq m

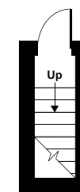
First Floor Net Internal Area = 2279 sq ft / 211.7 sq m

Total = 2302 sq ft / 213.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Service Charge

A service charge payment will be levied to cover the cost of utilities, business rates, estate charges and insurance.

Terms

A new FRI lease is available at a guide rent of £28,000 per annum.

VAT

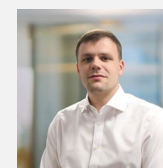
We understand that VAT is applicable in this transaction.

EPC

The EPC sits within band 'C'. A copy is available upon request.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.

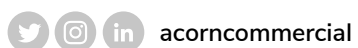


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