

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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TWO STOREY STORAGE PREMISES **TO LET**

AVAILABLE ON A SHORT TERM LEASE OF UP TO TWO YEARS AND PROVIDING TOTAL ACCOMMODATION APPROACHING 4000 SQ.FT. ON A HIGHLY COMPETITIVE RENT.

SYDENHAM PARK, SYDENHAM, SE26

LOCATION

The property is situated with direct access from Sydenham Park, which is just off Kirkdale, between central Sydenham and the South Circular road. The property has good road links to all surrounding areas, there is a mainline railway station at Sydenham Road just a short distance away. Surrounding areas are mixed residential and commercial and the property is ideally suited to storage workshop occupiers.

DESCRIPTION

The property comprises a two storey detached building set behind a forecourt which provides off street parking and with the added benefit of a small yard to one side. The property has solid floors at ground floor, power and light internally, two staircases and internal WC and kitchen facilities. The property is relatively basic in nature and is ideally suited to storage and/or light industrial purposes.

ACCOMMODATION

Ground Floor	2300 sq. ft. approx. (213.67 m ²)
First Floor	<u>1540 sq. ft. approx. (143.06 m²)</u>
TOTAL	<u>3840 sq. ft. approx. (356.73 m²)</u>
Yard	450 sq. ft. approx. (41.80 m ²)
Forecourt	720 sq. ft. approx. (66.89 m ²)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II as amended.

USE/PLANNING

We understand the property currently falls within class B1 (Light Industrial) of the Current Town and Country (Use Classes) Order and would suit any storage or light industrial users. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

£12,000 per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.