

TWO STOREY OFFICE/LIGHT INDUSTRIAL BUILDING TO LET

SITUATED ON THE EXTREMELY POPULAR METRO CENTRE BUSINESS PARK ON KANGLEY BRIDGE ROAD AND PROVIDING GOOD QUALITY ACCOMMODATION ARRANGED OVER TWO LEVELS, PROVIDING A MIXTURE OF OPEN PLAN OFFICES, INDIVIDUAL ROOMS AND LOADING AND STORAGE FACILITIES.

METRO CENTRE, KANGLEY BRIDGE ROAD, SE26

LOCATION

The property is situated within the highly popular Metro Centre, which is located off Kangley Bridge Road, which in turn is located off South End in Lower Sydenham. The property has good access to the South Circular Road and other 'A' Roads providing access to Beckenham, Bromley, Catford, Sydenham and surrounding areas. There is a mainline station at Lower Sydenham nearby providing access into London Bridge and the plentiful parking, both demised and nearby ensures easy vehicular access. The Metro Centre is a thriving business centre with a huge variety of businesses contained within it. Nearby on Kangley Bridge Road there has been considerable commercial development establishing the area as an extremely popular business environment.

DESCRIPTION

The property comprises a two storey purpose built (B1) building located in a corner position ensuring excellent natural light throughout. The property has most recently been occupied by a "high tech" business and is fitted to a good standard including suspended ceilings, fitted carpets, gas central heating and other usual facilities and has the added benefit of nine demised car parking spaces.

ACCOMMODATION

The accommodation is arranged over ground and first floor

Total Floor Area 422.69 m² (4550 sq.ft.) approx.

Externally - demised parking for 9 cars.

The first floor is largely open plan, the ground floor having been partitioned to create offices, staff facilities and storage with the aid of roller shutter door.

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.

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TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Office/Light Industrial) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses but is particularly well suited to high tech or office based businesses. 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

An initial rent of **£60,000** 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.