

Hooper

NAYLOR FRIEND

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BUSINESS UNITS **TO LET OR FOR SALE**

PROVIDING UNITS FROM 1,800 FT² TO 6,355 FT² INCLUDING A MEZZANINE AND AVAILABLE UNDER A NEW LEASE OR LEASES OR BY WAY OF INDIVIDUAL OR COLLECTIVE FREEHOLD SALE

UNITS 1,2 & 3 METRO BUSINESS CENTRE **KANGLEY BRIDGE ROAD** **LOWER SYDENHAM SE26 5BW**

LOCATION

The property is situated on the now established but modern Metro Business Centre towards the end of Kangley Bridge Road in lower Sydenham. Kangley Bridge Road is an established industrial/commercial area and the estate shares the surrounding vicinity with a mixture of businesses of varying sizes including some major occupiers. The property is well connected with vehicular access to the South Circular Road approximately 1½ miles away and has easy access to a number of surrounding areas including Bromley, Catford, Sydenham and Crystal Palace. Lower Sydenham over-ground station is within walking distance of the Estate providing access to Central London via London Bridge, Waterloo East and Charing Cross.



DESCRIPTION

The property comprises three adjoining and currently inter-connecting two storey business units set behind dedicated parking areas and providing good quality flexible accommodation. Unit 3 has full first floor offices and Units 1 and 2 have partial mezzanines installed providing storage and/or additional workspace/storage. All units have good natural light but particularly Units 1 and 3. All units have internal WC facilities and Unit 3 also has a shower unit installed. There are a number of dedicated car parking spaces with each unit.

ACCOMMODATION

Unit 1:

Ground Floor	112.87m²	1,215 ft² approx
Mezzanine	78.96m²	850 ft² approx
Total	191.83m²	2,065 ft² approx

Unit 2:

Ground Floor	117.51m²	1,265 ft² approx
Mezzanine	50.63m²	545 ft² approx

Unit 3:

Ground Floor	127.73m²	1,375 ft² approx
First Floor Mezzanine	127.73m²	1,375 ft² approx

Incorporating shower & WC

Externally:

Each unit benefits from 4 dedicated car parking spaces and access points.

Figures relating to accommodation are approximate and rounded up 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 properties are offered by way of new commercial leases on full repairing and insuring terms, the length of which is to be negotiated. The premises are available singly or in combination. Alternatively, the premises may be available freehold, once again, individually or in combination.

USE/PLANNING

We understand the property currently falls within Class B1 (Light Industrial/Office) of the current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

The following rents are sought:

Unit 1: **£13,000 (thirteen thousand pounds)** per annum exclusive

Unit 2: **£12,000 (twelve thousand pounds)** per annum exclusive

Unit 3: **£19,000 (nineteen thousand pounds)** per annum exclusive

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

PRICE

In the event of a sale, offers in excess of **£600,000 (six hundred thousand pounds)** will be sought for our client's freehold interest in the entirety. Individual unit prices are available on application.

V.A.T.

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

SUBJECT TO CONTRACT

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