

Hooper

NAYLOR FRIEND

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WELL PROPORTIONED **BUSINESS UNIT** **TO LET**

LOCATED ON A POPULAR AND WELL ESTABLISHED ESTATE WITH EXCELLENT NATURAL LIGHT AND WITH THE BENEFIT OF CAR PARKING SPACES PLUS A LOADING AREA.

UNIT 11 METRO CENTRE **KANGLEY BRIDGE ROAD SE26 5BW**

LOCATION

The property is situated within the popular Metro Centre, a reasonably modern development towards the end of Kangley Bridge Road in Lower Sydenham. Kangley Bridge Road is an established commercial and industrial area which benefits from a mainline overground station and relatively easy access by road to numerous surrounding areas including Bromley, Lewisham, Catford and Central London via the South Circular Road.



DESCRIPTION

The property comprises a two storey business unit providing workshop/storage space at ground floor and with good quality offices above. The property has a 10ft wide roller shutter, solid floors at ground floor, excellent natural light with windows front and rear, good security with security shuttering over ground floor doors and windows, central heating at ground floor (not tested) and air conditioning at first floor (not tested). The property is considered suitable for a wide variety of business operations. Externally the property has a dedicated access to the roller shutter door and 5 additional dedicated car parking spaces.

ACCOMMODATION

<u>Ground Floor:</u>	103.65m²	1105 ft² (approx)
<u>First Floor:</u>		
Office 1	13.47m²	145 ft² (approx)
Office 2	15.79m²	170 ft² (approx)
Office 3	16.25m²	175 ft² (approx)
Office 4	20.90m²	225 ft² (approx)
Lobby		
Ground Floor Kitchenette		
First Floor Male & Female WCs		
<u>Externally:</u>		
Access point to roller shutter plus 5 dedicated car parking spaces.		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential 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, 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 (Light Industrial) of the current Town and Country (Use Classes) Order and is suited to a wide variety of businesses. Prospective tenants 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 **£21,000 (twenty one thousand pounds)** 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.

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.

SUBJECT TO CONTRACT

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