

LOWER SYDENHAM

13 METRO BUSINESS CENTRE

KANGLEY BRIDGE ROAD

SE26 5BW

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – HYBRID BUSINESS UNIT

4 ALLOCATED PARKING SPACES | 2,207 SQ FT (205.05 SQ M)



Location / Description

Kangley Bridge Road is accessed via Southend Lane (A2218), which connects to the South Circular (A205) and the A21 providing access to Central London (8.2 miles) and the A21/M25 Motorway at J4. Railway connections are provided by Lower Sydenham railway

station which is approximately 5-minutes walk from the property and provides regular services to London Bridge in a journey time of approximately 20 minutes. Kangley Bridge Road is one of South London's remaining Strategic Industrial Locations and provides an excellent position to serve into Central London and out to the South. The estate has a mix of logistics, manufacturing and trade occupiers.

The property comprises a two storey, mid-terrace building of brick and block construction with metal clad upper elevations beneath a sloped roof. The ground floor is currently arranged to provide entrance lobby, office accommodation, warehouse and WC. The first floor provides additional storage accommodation however such could be reconfigured to provide further offices. Features include, gas central heating, perimeter trunking, security alarm, LED lighting and four allocated parking spaces.

Accommodation

(with approximate gross internal areas)

Ground Floor:	1,125 sq ft	(104.50 sq m)
First Floor:	1,082 sq ft	100.54 sq m
Total GIA:	2,207 sq ft	205.05 sq m
Parking:	4 spaces	

Ref: TA/5603

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£35,000 (Thirty-Five Thousand Pounds) per annum exclusive**.

Our client may consider a sale of the freehold interest and offers are invited on this basis.

CEPC

Energy performance certificate (EPC)

Unit 13 Metro Business Centre Kangley Bridge Road LONDON SE26 5BW	Energy rating D	Valid until: 6 July 2025
Certificate number: 9113-3095-0656-0400-9525		

Property type	B1 Offices and Workshop businesses
Total floor area	138 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

VAT

The property is **VAT elected**.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rateable values are as follows:

Ground Floor:	£16,750
First Floor:	£12,000

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Planning

We understand the property falls under Class E (Commercial, Business and Service) of the Town & Country Planning Use Classes Order as of 1st September 2020. Consent may be required for any external alterations (e.g. ventilation & extraction). All uses are subject to Landlords approval.

Viewings

Available by prior appointment via sole agents Linays:



Contact:
Toby Allitt

Email:
ta@linays.co.uk