

UNITS TO LET

5,274 - 22,305 ft²



FLEXIBLE
LEASE TERMS



ESTABLISHED
COMMERCIAL LOCATION



CLOSE PROXIMITY
TO A212

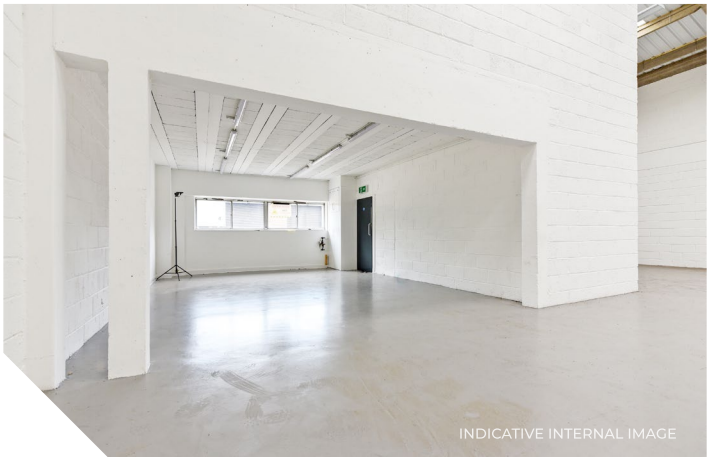
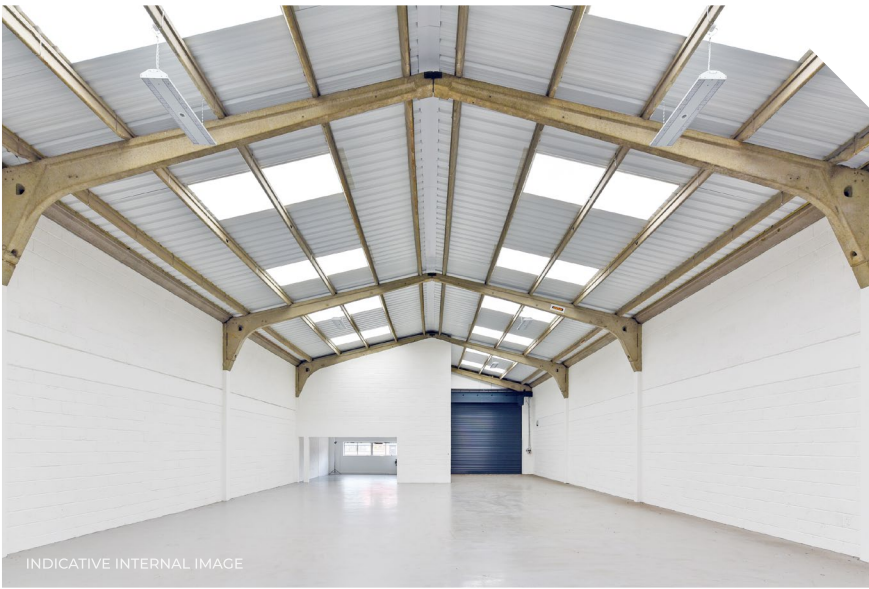


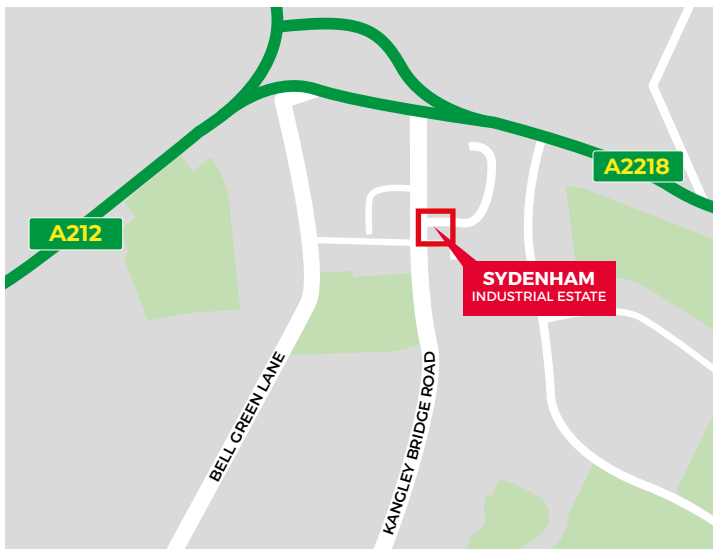
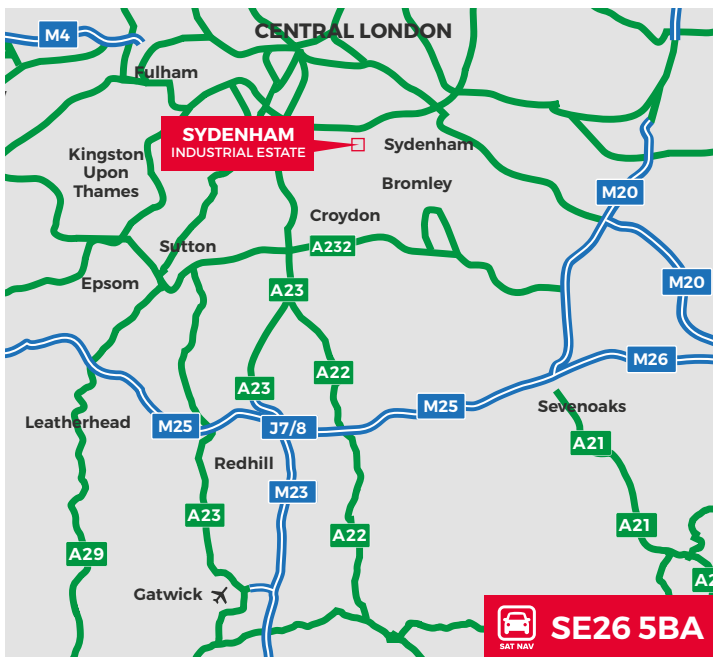
www.ipif.com/sydenham

INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNITS TO LET

SYDENHAM INDUSTRIAL ESTATE
KANGLEY BRIDGE ROAD, SYDENHAM, SE26 5BA

IPIF





LOCATION

Sydenham Industrial Estate is situated adjacent to Lower Sydenham Railway Station on Kangley Bridge Road within the Sydenham Industrial area. The four units are located on the eastern side of Kangley Bridge Road, approximately half a mile from its junction with the A2118 South End Lane which in turn provides access to the A212 Sydenham Road.

Lower Sydenham Railway Station provides services to London Bridge, London Charing Cross and Waterloo East and southwards to Hayes. Bromley Town Centre is approximately 3 miles away and Central London approximately 9 miles to the North.

DESCRIPTION

The properties comprise warehouse units offering the potential to acquire a secure compound with pitched roofs, providing clear internal eaves heights of 7.4m to the ridge, concertina level access loading doors and first floor offices. The units have WC facilities and on site car parking.

ACCOMMODATION

Available accommodation comprises of the following Gross External Areas (GEA):

UNIT 6-7 - UNDER OFFER		
	M ²	FT ²
Ground Floor Warehouse	877	9,441
First Floor Offices	140	1,509
TOTAL	1,017	10,950
UNIT 8		
	M ²	FT ²
Ground Floor Warehouse	467	5,027
First Floor Offices	60	649
TOTAL	527	5,676
UNIT 9		
	M ²	FT ²
Ground Floor Warehouse	468	5,030
First Floor Offices	60	649
TOTAL	528	5,679

BUSINESS RATES

Available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.

TERMS

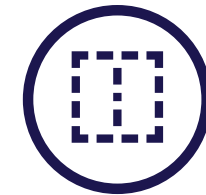
Available on new flexible leases on terms to be agreed.

RENT

On application.

EPC

Available upon request.



UNITS AVAILABLE INDIVIDUALLY OR COMBINED



On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

SHW SHW.CO.UK

020 8662 2700

Robert Bradley-Smith
rbradley-smith@shw.co.uk

Bradley Williams
bwilliams@shw.co.uk

TLRE
0203 151 1011
www.tlre.co.uk

Ed Thomason
ed.thomason@tlre.co.uk

Paul Londra
paul.londra@tlre.co.uk