

USP.

Upper Goods Yard, Station
Approach, West Wickham,
London, BR4 0EH

**Warehouse with Large Secure
Yard To Let**

3,500 - 17,500 SQ FT GIA

COMING SOON

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020 3757 7777



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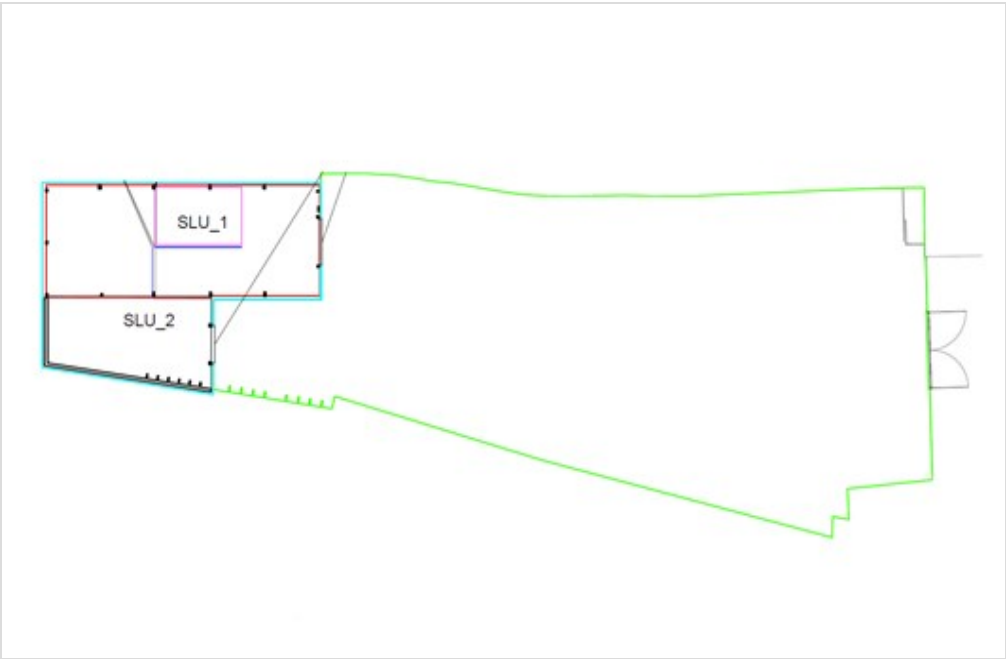


Accommodation

Floor	Availability	Area (sq ft)
Warehouse	Available	3,500
Land	Available	14,000
TOTAL		17,500

Amenities

Refurbished warehouse	Excellent connectivity
Large self contained yard	High prominence
Suitable for various users	24 hour access





Description

Occupying a prime position immediately beside West Wickham Station, this soon to be refurbished hard-standing yard offers a rare opportunity for secure open storage or light industrial use within South London's commuter belt. The site extends to approximately 14k sq ft and will be upgraded with new palisade fencing, gated access, and a freshly surfaced yard, creating a clean and professional environment for operational occupiers.

The property includes a warehouse-style building suitable for storage, trade, or workshop use, with direct rail frontage and excellent access to Beckenham Road (A214), Red Lodge Road, and the wider South Circular network. Its location provides convenient links to Bromley, Croydon, and central London, making it ideal for builders' merchants, logistics operators, or contractors seeking a secure and well-connected base.

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Further Information

A new lease is available direct from the landlord.

Rent
£110,000pa

Service Charge
No service charge is applicable.

Rates
Please rely on your own investigations.

Alex Jackson
USP London
07562 649126
alexj@usp.london

Vincent Cheung
USP London
07736 880310
vince@usp.london

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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