The New Powerhouse, Gateway Business Centre, Kangley Bridge Road, Sydenham, SE26 5AN

To Let

14,843 sq ft

Warehouse / Industrial Unit In An Established South East London Industrial Location

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Summary

- EPC: B (39)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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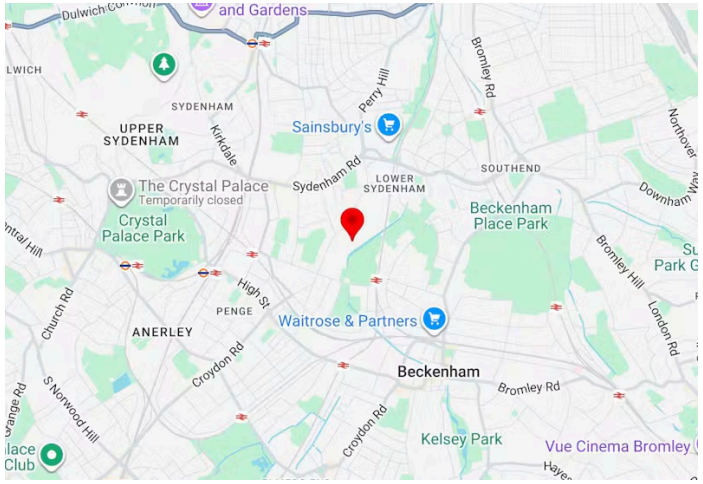

Description

The property is a modern detached unit constructed in the mid 2000's and forming part of a 4-unit estate known as The Gateway Business Centre. The unit is of steel portal frame construction with block and profile steel elevations under a pitched roof incorporating translucent roof lights. The unit benefits from first floor offce accommodation and a rear yard offering access to the warehouse via a single shutter door.

Location

The New Powerhouse is located on Kangley Bridge Road, Sydenham, within the London Borough of Bromley which is approximately 7.2 miles to the southeast of central London.
The A205 south circular road is within 2 miles to the north property.
Lower Sydenham railway station is situated approximately 650 metres to the northeast of the Property and provides direct access to London Bridge (17 mins), London Waterloo East (22 mins) and London Charing Cross (25 mins).

Accommodation

Description	sq ft	sq m
Ground Floor inc Lobby & WCs	12,109	1,124.96
First Floor Office & Ancilary	2,734	254
Total	**14,843**	**1,378.96**

Specifications

- Fenced and gated estate
- Exclusive yard to rear of unit
- Separate front car park is fenced & gated with 14 car spaces and bike storage.
- One level access loading door to rear yard (4m X 4m) with electrical operation
- Space for second shutter door if required
- Circa 6.6 – 8.0 metre eaves height
- Clear span warehouse
- Reception entrance and WC facilities on ground floor
- First floor offce accommodation and WC facilities
- Central heating and air conditioning to offce
- LED lighting throughout
- 3 phase electricity supply

Terms

The unit is available on new full repairing and insuring lease.

Business Rates

To be confirmed

Legal Costs

Each party to bear their own legal costs.

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