

LOWER SYDENHAM

11 METRO CENTRE, KANGLEY BRIDGE ROAD

SE26 5BW

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – MODERN BUSINESS UNIT – APPROX 2150 SQ FT (200M²) GROSS

Location

The Metro Centre comprises an established modern business estate at the Southern end of Kangley Bridge Road.

Kangley Bridge Road is accessed from Southend Lane (A2218), which connects to the South Circular (A205) and A21.

Lower Sydenham Railway Station provides regular services to central London.



Description

Comprises a modern warehouse business unit of part brick construction under profile wall and roof cladding. The property has the benefit of a private forecourt and four allocated parking spaces.

Amenities (untested)

- Gas fired central heating
- Security grills to windows/doors
- Air conditioning
- Private forecourt parking
- Audio entry system
- Kitchenette
- Ladies/Gents WC's

Accommodation

(With approximate gross floor areas)

Ground Floor

Entrance Hall/Kitchenette	-	-
Warehouse Area	500 sq ft	(46.45m ²)
Office (1)	206 sq ft	(19.14m ²)
Office (2)	85 sq ft	(7.90m ²)

First Floor

Lobby/Open Plan Office (3)	288 sq ft	(26.76 m ²)
Office (4)	145 sq ft	(13.47m ²)
Ladies/Gents WC's	-	-
Server Room	-	-
Office (5)	172 sq ft	(15.98m ²)

Total Gross Floor Area Approx 2150 sq ft (200 m²)

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£24,000 per annum exclusive** payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,409.00 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the price agreed.

Legal Costs

Each party is to be responsible for the payment towards their own legal fees.

Notes

A service charge is applicable to cover the costs of cleaning, managing, and maintaining the common parts. Full details awaited.

Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

80

This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	206
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	78.46
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

113 If typical of the existing stock

Viewings

Available strictly by prior appointment with sole agents Linays Commercial Limited.



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