

SYDENHAM

19 METRO BUSINESS CENTRE

KANGLEY BRIDGE ROAD

SE26 5BW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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**TO LET OR FOR SALE – END OF TERRACE BUSINESS PREMISES
THREE ALLOCATED PARKING SPACES | 1099SQ.FT (102SQ.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 out to 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. In terms of amenities there is a large Sainsburys Supermarket 10 minutes to the East. Kangley Bridge Road is one of South London's remaining Strategic Industrial Locations and provides an excellent location to serve into Central London and out to the South. The estate has a mix of logistics, manufacturing and trade occupiers.


The property comprises an end of terrace two storey building of brick and block construction with metal clad elevations beneath a sloped roof. The ground floor is currently arranged to provide entrance lobby, office accommodation, kitchen and WC. The first floor provides additional office accommodation but could easily be configured to provide storage space. Features include, gas central heating, perimeter trunking, security alarm and part Cat II lighting. Externally three parking spaces are allocated upon the forecourt area.

Accommodation

The property extends to the following areas:

Total:	1,099sq.ft	102sq.m
Forecourt Parking - Three Spaces		

Ref: MC/5571

Price/Terms	CEPC
<p>We invite offers in the region of £285,000 (Two Hundred and Eighty Five Thousand Pounds) for the Freehold interest with vacant possession.</p> <p>Alternatively, 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 £18,000 (Eighteen Thousand Pounds) per annum exclusive.</p>	<div style="display: flex; justify-content: space-between;"><div style="width: 70%;"><p>Unit 19 Metro Business Centre Kangley Bridge Road Lower Sydenham LONDON SE26 5BW</p></div><div style="width: 25%; border: 1px solid black; padding: 5px; text-align: center;"><p>Energy rating</p></div></div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"><div style="text-align: center;"><p>Valid until 27 February 2034</p></div><div style="text-align: center;"><p>Certificate number 2160-3722-3040-1306-6221</p></div></div>
VAT	Planning
<p>The property is VAT elected.</p>	<p>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.</p>
Rating Assessment	Viewings
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,736.50 (2023/24 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>Available by prior appointment via sole agents Linays;</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>

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/Lesseees 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/Lesseees 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