

SYDENHAM

24 METRO BUSINESS CENTRE

KANGLEY BRIDGE ROAD

SE26 5BW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – TWO STOREY END OF TERRACE BUSINESS PREMISES



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 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 arranged to provide entrance lobby, office accommodation, kitchen and WC. The first floor provides additional office accommodation. Each floor could be easily adapted to suit a tenants preferred layout. Features include, gas central heating, perimeter trunking and part Cat II lighting. Externally four parking spaces are allocated on the forecourt area.

Accommodation

The property extends to the following areas:

Total:	1,366sq.ft	126sq.m
Forecourt Parking - Four Spaces		

Ref: MC/

Terms	CEPC						
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 £22,000 (Twenty Two Thousand Pounds) per annum exclusive.	<table border="1"><tr><td colspan="2" data-bbox="695 315 1292 579">Unit 24 Metro Business Centre Kangley Bridge Road Lower Sydenham LONDON SE26 5BW</td><td data-bbox="1295 331 1495 558">Energy rating D</td></tr><tr><td data-bbox="695 583 1104 709">Valid until 17 August 2033</td><td colspan="2" data-bbox="1107 583 1516 709">Certificate number 1222-5193-7071-6344-4673</td></tr></table>	Unit 24 Metro Business Centre Kangley Bridge Road Lower Sydenham LONDON SE26 5BW		Energy rating D	Valid until 17 August 2033	Certificate number 1222-5193-7071-6344-4673	
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VAT	Planning						
The property is VAT elected.	We understand the property falls under Class E (Commercial, Business and Service) of the Town & Country Planning Use Classes Order as of 1 st September 2020. Consent may be required for any external alterations (e.g. ventilation & extraction). All uses are subject to Landlords approval.						
Rating Assessment	Viewings						
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,080 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.	Available by prior appointment via sole agents Linays; Contact: Mandeep Cheema Email: mc@linays.co.uk						

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