

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF  
TEL 020 8766 0123 • FAX 020 8761 6472  
EMAIL info@hoopernaylorfriend.co.uk

# **2 STOREY BUSINESS UNIT** **TO LET** **POSSIBLY FOR SALE**

FORMING PART OF A WELL ESTABLISHED MODERN ESTATE AND AVAILABLE ON FLEXIBLE TERMS OR POSSIBLY FOR SALE

## **UNIT 28 METRO CENTRE KANGLEY** **BRIDGE ROAD LOWER SYDENHAM** **LONDON SE26 5AQ**

### **LOCATION**

The property is situated forming part of a block of similar units within the popular Metro Trading Estate within the larger commercial area of Kangley Bridge Road in Lower Sydenham. The property is within walking distance of an overground station and there are good road links to surrounding areas including Catford, Bromley, Sydenham and Crystal Palace. The South Circular Road is within a short drive and the property is considered suitable for a variety of businesses.



## **DESCRIPTION**

The property comprises a two storey mid-terraced business unit available as an entirety or either as the ground or first floor independently. The ground floor has solid floors and some natural light from the rear. It is currently arranged as open plan storage with a partitioned office, small kitchen and internal WC. The first floor is arranged as open plan offices benefiting from a suspended ceiling, air conditioning (not tested), fitted carpets and excellent natural light. There are male and female WCs.

## **ACCOMMODATION**

**Ground Floor partitioned to create open plan storage, private office, kitchen and WC**

**73.39m<sup>2</sup>      790 ft<sup>2</sup> (approx)**

**First Floor**

**69.67m<sup>2</sup>      750 ft<sup>2</sup> (approx)**

**Total Floor Area**

**143.06m<sup>2</sup>      1,540 ft<sup>2</sup> (approx)**

**Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered by way of a new lease or possibly two leases of the ground and first floor individually. Alternatively, consideration may be given to a sale of the freehold interest.

## **USE/PLANNING**

We understand the property currently falls within Class B1 (Office/Light Industrial) of the current Use Classes Order and would suit a variety of trades. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

Ground floor only

**£8,500 (eight thousand five hundred pounds) per annum exclusive.**

First floor only

**£7,000 (seven thousand pounds) per annum exclusive.**

Ground & first floor

**£14,500 (fourteen thousand five hundred pounds) per annum exclusive.**

## **PRICE**

In the event of a freehold sale, offers in excess of **£210,000 (two hundred and ten thousand pounds)** will be sought for our client's freehold interest.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.