

**UNIT 7 ORCHARD BUSINESS CENTRE,
KANGLEY BRIDGE ROAD, SYDENHAM, LONDON SE26 5AQ**

*** UNIT 1 ORCHARD BUSINESS CENTRE LET TO**





**TRADE COUNTER/WAREHOUSE (NEWLY REFURBISHED)
IN ESTABLISHED SOUTH EAST
LONDON LOCATION
2,821 SQ. FT. (262 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01322 475940
watsonday.com

LOCATION

The property is located on Orchard Business Centre to the west of Kangley Bridge Road in Lower Sydenham. Kangley Bridge Road is accessed from Southend Lane (A2218), which connects to the South Circular (A205) and the A21. Lower Sydenham railway station is approximately 200 metres from the site and provides regular services to London Bridge in a journey time of approximately 20 minutes.

DESCRIPTION

The premises comprise an end of terraced industrial/warehouse unit of steel portal framed construction under a pitched roof. Elevations are of profile steel, as is the roof which also incorporates occasional GRP translucent roof lights. Salient features as follows:-

- Newly refurbished
- Allocated parking and loading area
- Minimum 5 car parking spaces
- Approx. 200 metres to Lower Sydenham station
- Circa 6.4 metre eaves height
- Clear span warehouse with painted concrete floor
- New roof lights
- Insulated sectional loading doors
- Established South East London warehouse location
- Three phase power supply
- Gas supply
- Available immediately

ACCOMMODATION

Gross Internal Areas as follows:

Unit	Area m ²	Area sq ft
Ground Floor	262.08	2,821

LEASE

The property is available to let on a new lease for a term to be agreed on an FRI basis.



RENT

£49,400 per annum (£17.50 per sq. ft.) exclusive

SERVICE CHARGE

A service charge is levied to cover maintenance of common parts of the estate. Details available upon request.

BUSINESS RATES

Units 6 & 7 are currently jointly assessed as follows:-

Warehouse & Premises £56,000

Interested parties are advised to contact Bromley Council on 0300 303 8659 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Units 6 & 7 have been assessed jointly and have an Energy Performance Certificate - Band D (99).

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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