

# UNIT 2 TO LET

## 4,000 ft<sup>2</sup> (371.6 m<sup>2</sup>)



ESTABLISHED  
TRADE COUNTER  
LOCATION



CLOSE PROXIMITY  
TO A212



TO BE  
REFURBISHED

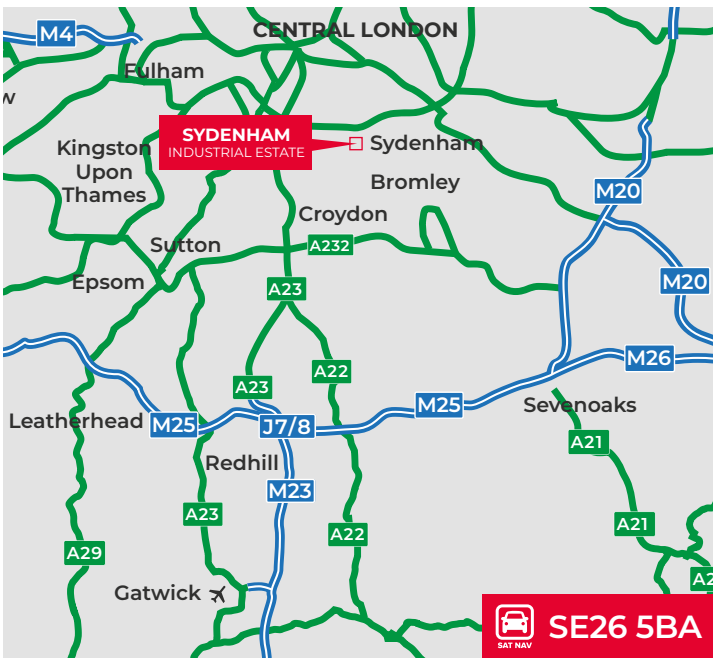


[www.ipif.com/sydenham](http://www.ipif.com/sydenham)

INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNIT TO LET

**SYDENHAM** INDUSTRIAL ESTATE  
KANGLEY BRIDGE ROAD, SYDENHAM, SE26 5BA





## LOCATION

Sydenham Industrial Estate is situated adjacent to Lower Sydenham Railway Station on Kangley Bridge Road within the Sydenham Industrial area. The four units are located on the eastern side of Kangley Bridge Road, approximately half a mile from its junction with the A2118 South End Lane which in turn provides access to the A212 Sydenham Road.

Lower Sydenham Railway Station provides services to London Bridge, London Charing Cross and Waterloo East and southwards to Hayes.

Bromley Town Centre is approximately 3 miles away and Central London approximately 9 miles to the North.

## DESCRIPTION

The property comprises a mid-terraced warehouse unit adjacent to Screwfix and opposite Howdens, with pitched roof providing clear internal eaves height of 7.4m to the ridge, concertina level access loading doors and first floor offices.

The unit has WC facilities and on site car parking.

## ACCOMMODATION

UNIT	M <sup>2</sup>	FT <sup>2</sup>
2	371.6	4000

## EPC

Available upon request.

## BUSINESS RATES

Available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

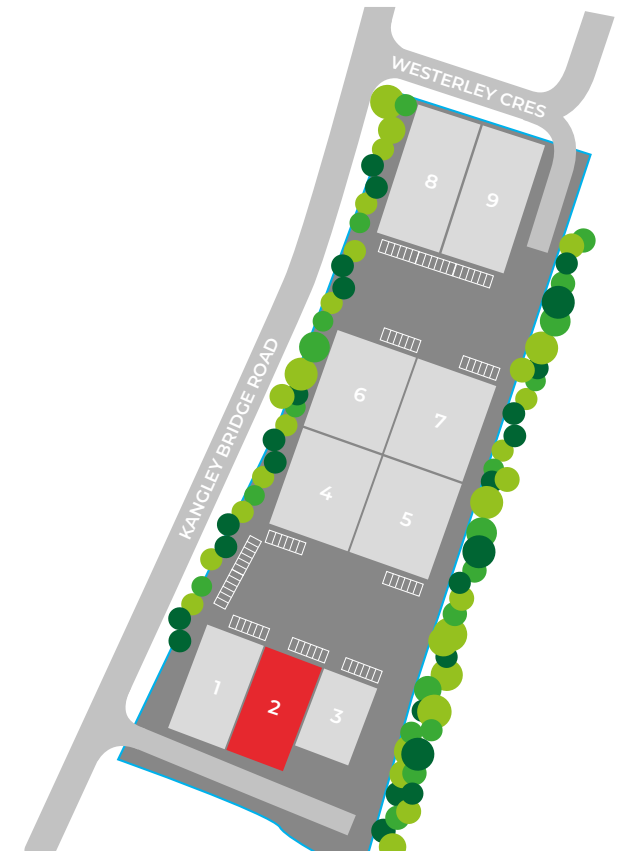
Strictly by appointment only with the joint agents.

## TERMS

Available on new flexible lease on terms to be agreed.

## RENT

On application.



On behalf of the landlord



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Robert Bradley-Smith  
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