

AVAILABLE ON REVISED TERMS



Red outline is for guide only and not to scale

**LONDON ROAD INDUSTRIAL ESTATE
HACKBRIDGE, WALLINGTON SM6**

Guide Price £6,000,000



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Freehold industrial site extending to approximately 1.74 acres comprising a mix of income producing office, industrial units, workshops and hard standing storage / yard areas

Various tenants are in situ on short terms licenses outside of the act and with 3 months notice required to vacate, a schedule of all rents is available in our data room

INCOME

Current income is £212,400 per annum

LOCATION

The site is situated on the Eastern side of the A237 London Road adjacent to Hackbridge Rail Station offering services to London Victoria in under 30 minutes

Hackbridge is a leafy suburb in the London Borough of Sutton and offers the best of both worlds with quick and easy access to Central London and other local towns such as Wimbledon, Sutton and Croydon and also listed as one of the greenest boroughs with 89 parks and green spaces, the nearest being Beddington Park boasting 143 acres just a 0.3 miles away

TERMS

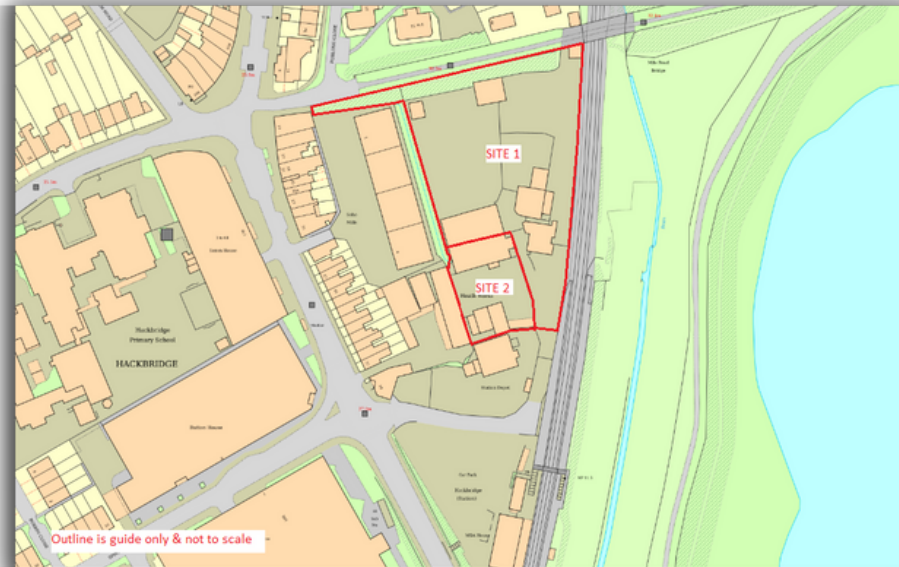
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Unconditional offers only are being sought

VAT

Applicable on part of the site - Please refer to tenant / rent schedule





LEGALS

Each party are responsible for their own legal expenses

VIEWING

Whilst some of the land is accessible to the public it is still an active industrial site and interested parties should contact Christopher St James to pre book time slots

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.