

# Blanchard Works, Kangley Bridge Road, Sydenham, SE26 5AQ



Two storey warehouse unit with office  
accommodation

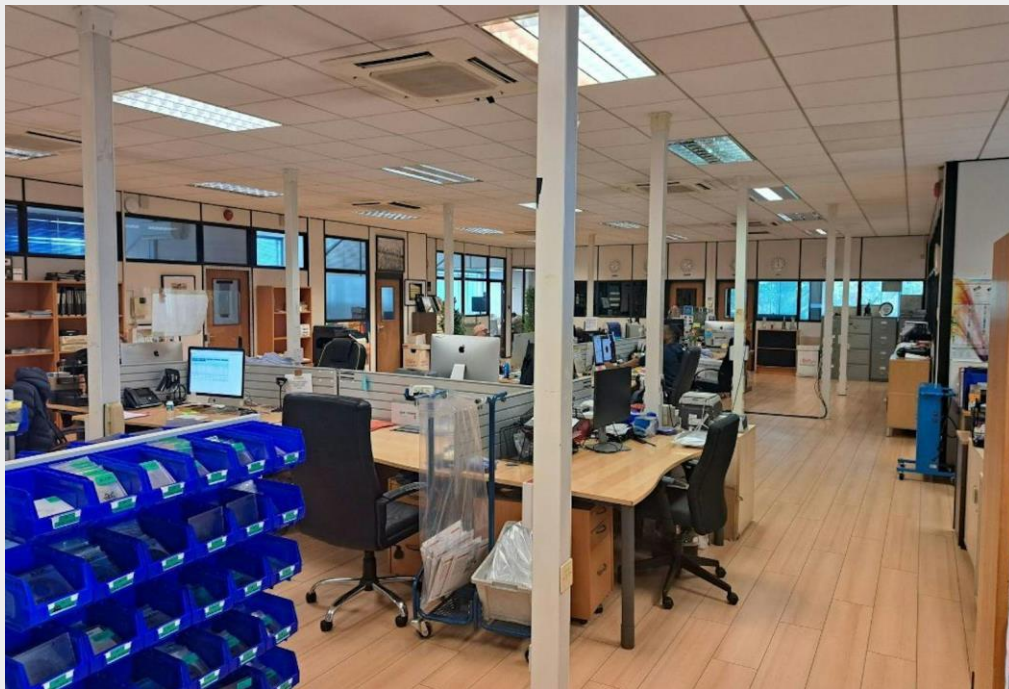
**FOR SALE**

**Industrial**

**17,762 sq ft / 1,650.1 sq m**

**£2,700,000**





## Description

The subject property is a 2-storey plus mezzanine floors warehouse unit with ancillary office accommodation. It is entered through a brick/glass framed entrance structure on its front elevation. This structure provides a reception area and onwards, via a return staircase, access to the office accommodation at the first-floor level is provided. The office accommodation comprises approximately two-thirds of the subject property's footprint at the first-floor level. This accommodation is arranged with perimeter-located cellular offices within an open plan central workspace. The main warehouse provides ground floor warehouse accommodation, over the whole ground floor footprint. There are two roller shutter doors on the side of the subject property, 3.77m in width and 4.26m in height. At the front of the building, there is parking for 12-14 cars. The subject property is accessed off a common estate road from Kangley Bridge Road.

## Location

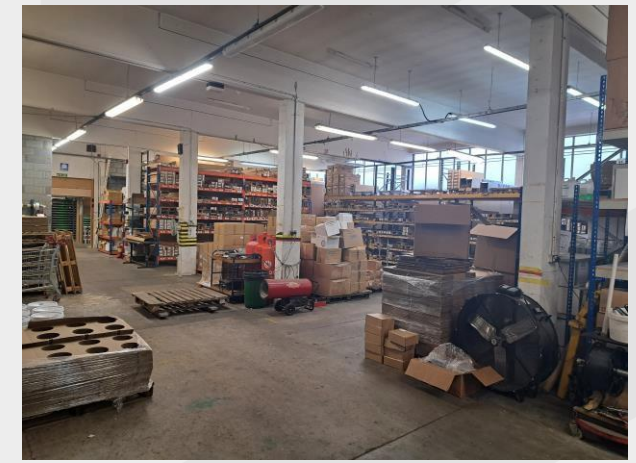
The subject property is situated in Kangley Bridge Road which lies within Lower Sydenham in the London Borough of Bromley. The immediate area is a mix of residential and light industrial accommodation. The property is approximately 1/3rd of the way along Kangley Bridge Road from its junction with Southend Lane (A2218). This location marks the start of the light industrial area on Kangley Bridge Road. Kangley Bridge Road is one of South London's remaining Strategic Industrial locations and provides an excellent location to serve Central London and out to the South. Occupiers in the area include Getir, OX Group, Selkent Fastening, Penlaw & Co, Stanmore, Cemex, and Express Signs. Hermes and trade occupiers Howdens, and Screwfix.



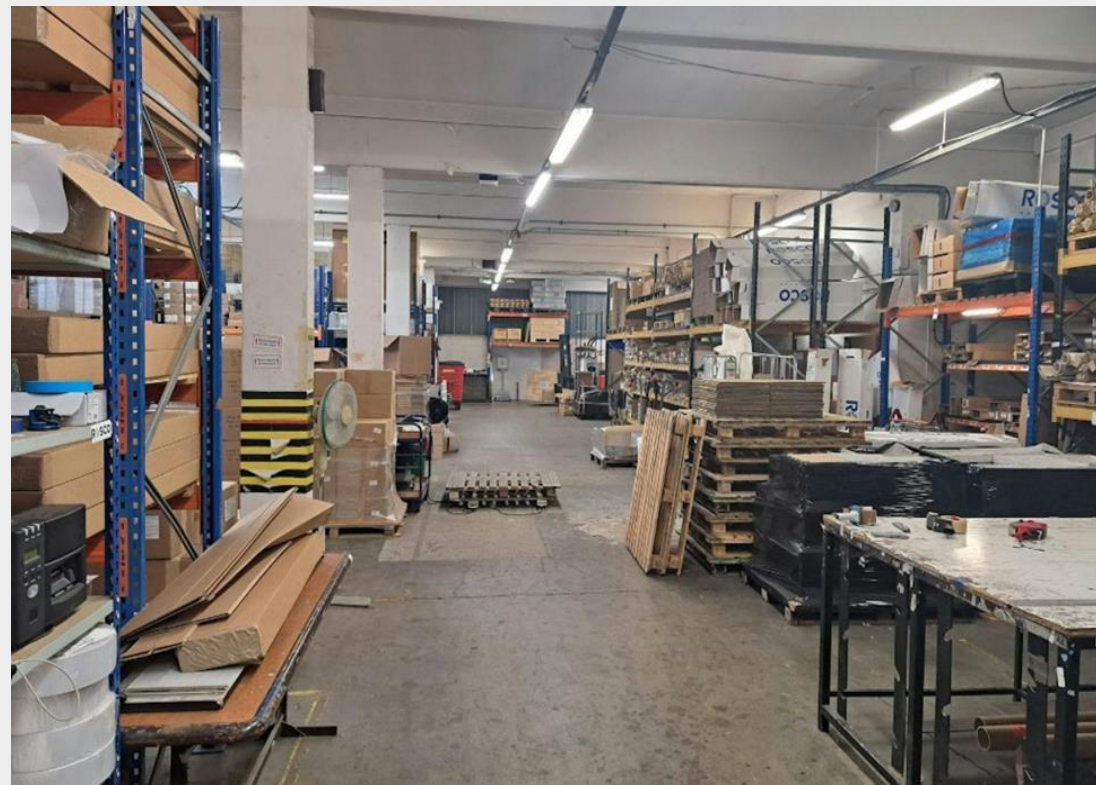
# Accommodation

	FT <sup>2</sup>	M <sup>2</sup>
GF Reception	344	32.00
GF Warehouse	6,442	598.50
GF W/H under Mez	2,267	210.60
FF Offices	6,442	598.50
FF Storage	2,267	210.60
<b>Total Internal Area</b>	<b>17,762</b>	<b>1,650.20</b>
Mezzanine	2,267	210.60

- 12-14 parking spaces
- Two roller shutter doors
- Air-conditioned office accommodation
- Neighbours light industrial occupiers such as Getir, OX Group and Cemex
- Reception area
- Self-contained site
- 4m ground floor eaves
- LED lighting
- 2-minute walk from Lower Sydenham Railway Station







## EPC

Upon Enquiry

## VAT

Payable

## Ratable Value

The current rateable value from July 2024 is £109,000

## Tenure/ Availability

Freehold available for sale with vacant possession within 6 months, or on terms for a sale and leaseback to be agreed.

## Contacts

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