

Unit 3

Orchard Business Centre

Kangley Bridge Road, Sydenham
London SE26 5AQ

Fully Refurbished
Trade Counter / Warehouse
Established South East London
Industrial Location

3,326 sq ft (309 sq m)



To Let

Unit 3
Orchard Business Centre

Kangley Bridge Road,
Sydenham, London,
~~SE26 5AQ~~

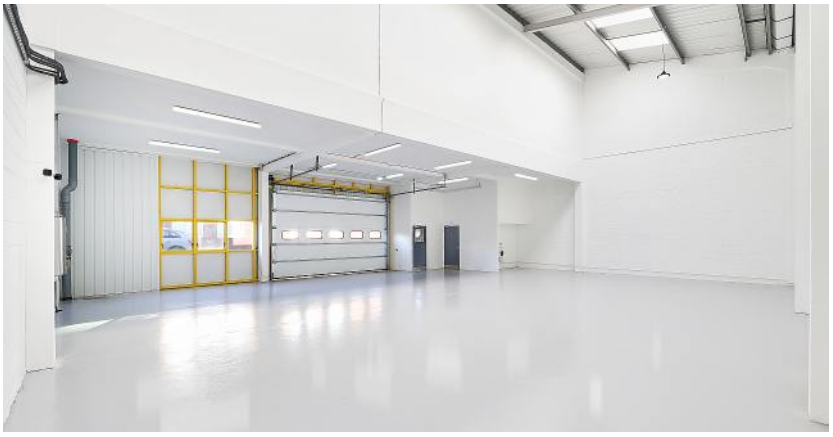


Description

Unit 3 comprises a mid-terraced industrial/warehouse unit of steel portal frame construction under a pitched roof. Elevations are of profile steel, as is the roof which also incorporates translucent roof lights.

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.





Specification

The unit benefits from the following:

- Fully refurbished
- 8 allocated parking spaces
- Concrete loading forecourt in front of warehouse door
- 5.15 metre wide insulated sectional loading door
- Maximum circa 6.4 metre eaves height
- Clear span warehouse with painted concrete floor
- Air-conditioned in first floor office accommodation
- WCs to ground and first floors
- Three phase power supply
- Capped gas supply
- First floor office accommodation
- EPC D (89)

Accommodation

The accommodation comprises the following areas (GIA):

Floor/Unit	Sq ft	Sq m
Ground Floor	2,239	208.01
First Floor	1,087	100.99
Total	**3,326**	**309**

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Rates

To be assessed.

Contact

For further information and viewing:

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