



To Let

Mid-terrace business unit with mezzanine

- To be refurbished
- Substantial mezzanine
- 6m clear internal height - 2.8m to underside of mezzanine
- Single loading door
- Loading apron
- Allocated parking

Unit 2, Metro Business Centre

Kangley Bridge Road, London, SE26 5BW

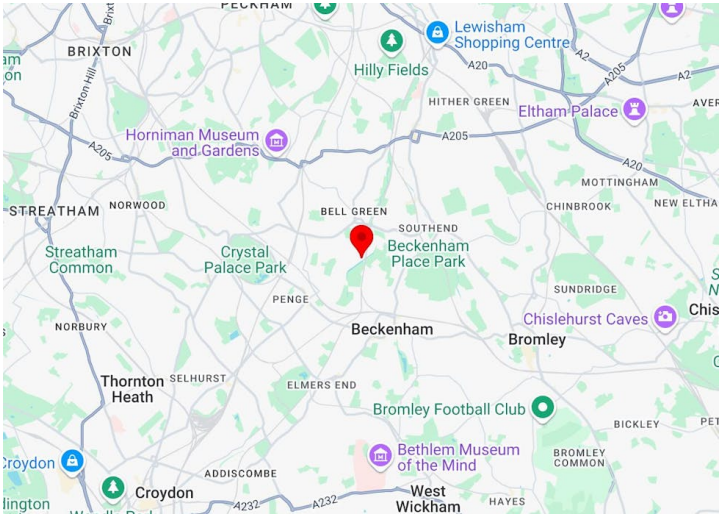
2,292 sq ft

212.93 sq m

Reference: #235928

Unit 2, Metro Business Centre

Kangley Bridge Road, London, SE26 5BW



Summary

Available Size	2,292 sq ft / 212.93 sq m
Rent	£35,500 per annum
EPC	D (96)

Location

Kangley Bridge Road accessed via Southend Lane (A2218) connects to the A205 and the A21 providing access to Central London (8.2 miles) and out to the A21/M25 Motorway at J4. The area is a Strategic Industrial Location and provides an excellent location to serve into Central London and out to the South.

Lower Sydenham railway station is approximately 5 minutes walk from the property providing regular services to London Bridge.

Description

Mid terraced business unit of brick and block construction with profiled metal cladding and a single loading door. The unit benefits from a substantial mezzanine floor that can be configured as required by the occupier. WC to the ground floor.

Accommodation

The accommodation comprises the following areas measured on a gross internal area basis

Name	sq ft	sq m
Ground - GF Warehouse / Industrial	1,251	116.22
Mezzanine	1,041	96.71
Total	2,292	212.93

Lease Terms

The property is available on a new lease to be agreed at a commencing rental of £35,500 per annum exclusive.

Business Rates

The premises has a rateable value of £17,500 under the 2023 valuation list. Interested parties are advised to make their own enquiries as to actual rates payable

Further Enquiries and Viewings

Please contact the agents to for further information or arrange a viewing

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