

METRO BUSINESS CENTRE

KANGLEY BRIDGE ROAD, LOWER SYDENHAM, SE26 5BW

FOREST
REAL ESTATE

FOR SALE

2,207 SQ FT

Freehold Mid Terraced Warehouse With 4 Parking Spaces

Key Features

- Double Glazed
- 2 x WCs
- 3 Phase Power
- Electric Loading Door
- 4 Parking Spaces
- Gas Central Heating
- Partitioned Offices
- Within a Few Minutes Walk of Lower Sydenham Station

Unit 13, Metro Business Centre, Kangley Bridge Road
Lower Sydenham, SE26 5BW





Description

The property consists of a two-story, mid-terrace building constructed with brick and block materials, featuring metal-clad upper elevations and a sloped roof. The ground floor layout includes an entrance lobby, office space, warehouse area, and a WC. The first floor offers additional storage space, which could be reconfigured to accommodate further office use if desired.

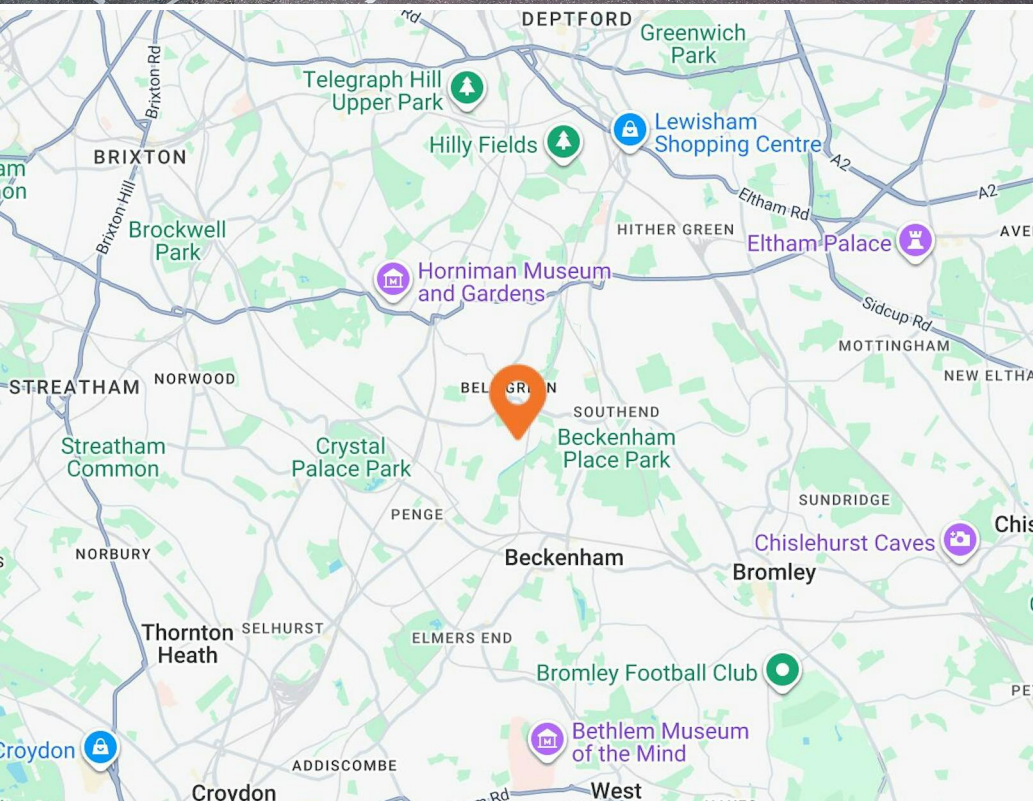
Key features include gas central heating, perimeter trunking, a security alarm system, LED lighting, and four parking spaces.

Location

The Metro Business Centre is situated on Kangley Bridge Road in Sydenham, a well-established and sought-after industrial area. The estate consists of 31 similarly designed units, constructed in the late 1990s, and accommodates a variety of occupiers.

Conveniently positioned at the southern end of Kangley Bridge Road, the site benefits from excellent connectivity. Kangley Bridge Road directly connects to Southend Lane (A2218), ensuring good transport links.

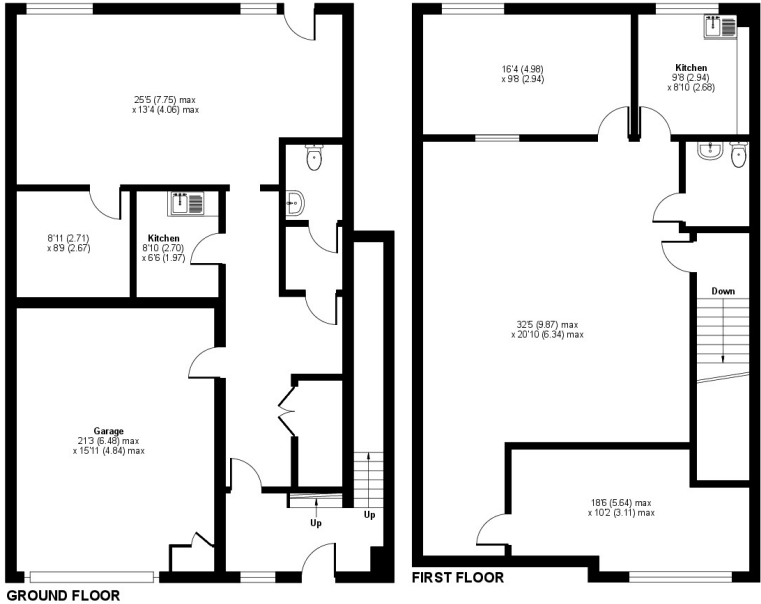
Sydenham Train Station is located approximately 300 meters away, while Bell Green Retail Park and Sainsbury's Superstore are just half a mile to the north.





Kangley Bridge Road, Sydenham, SE26

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Forest Real Estate Limited. REF: 1228461

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,125	104.52
1st	1,082	100.52
Total	2,207	205.04
Price	£500,000	
Rates	Applicants are to make their own enquiries to The London Borough of Bromley.	
Service Charge	£480 per annum	
VAT	Applicable	
EPC	D (91)	

Contact

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