

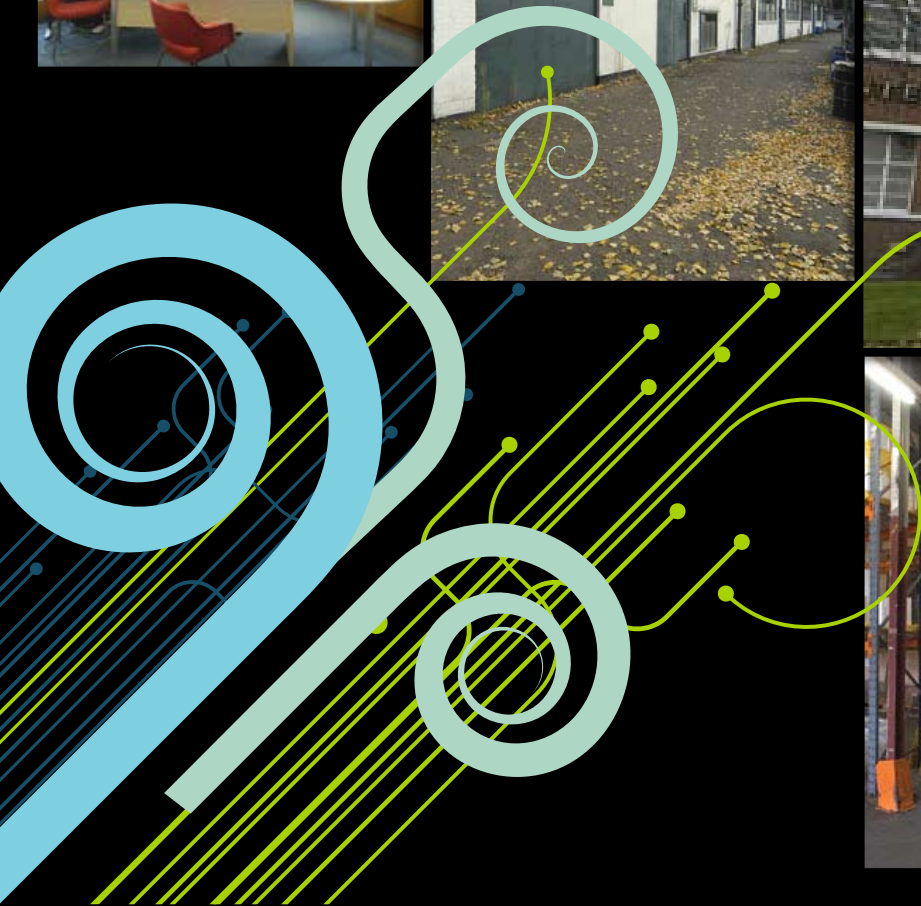
**TO LET**  
on flexible terms



WORSLEY BRIDGE ROAD | SYDENHAM | SE26 5HD

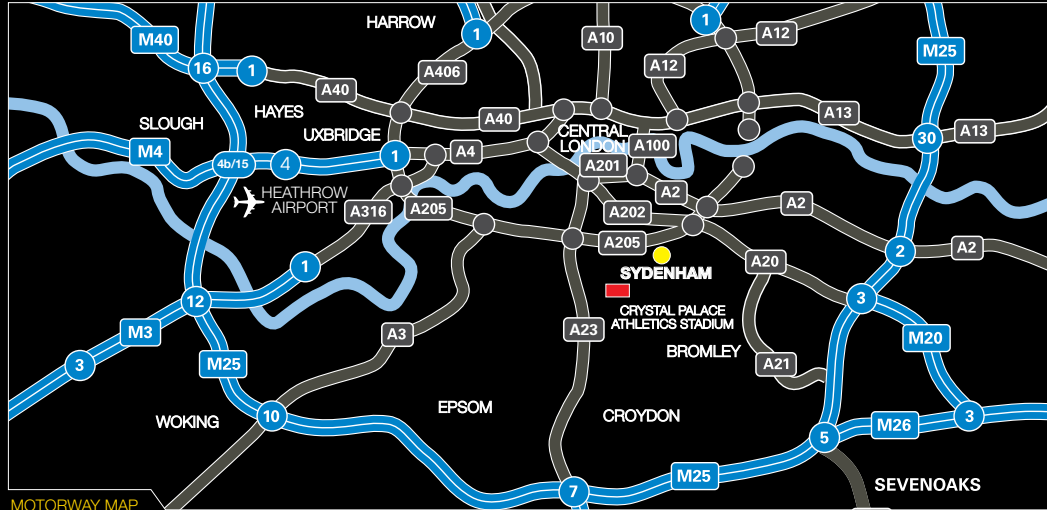


**FORMER DYLON INTERNATIONAL PREMISES**  
**WAREHOUSE/INDUSTRIAL UNIT**  
6,997.43 SQ. M. (75,320 SQ. FT.)

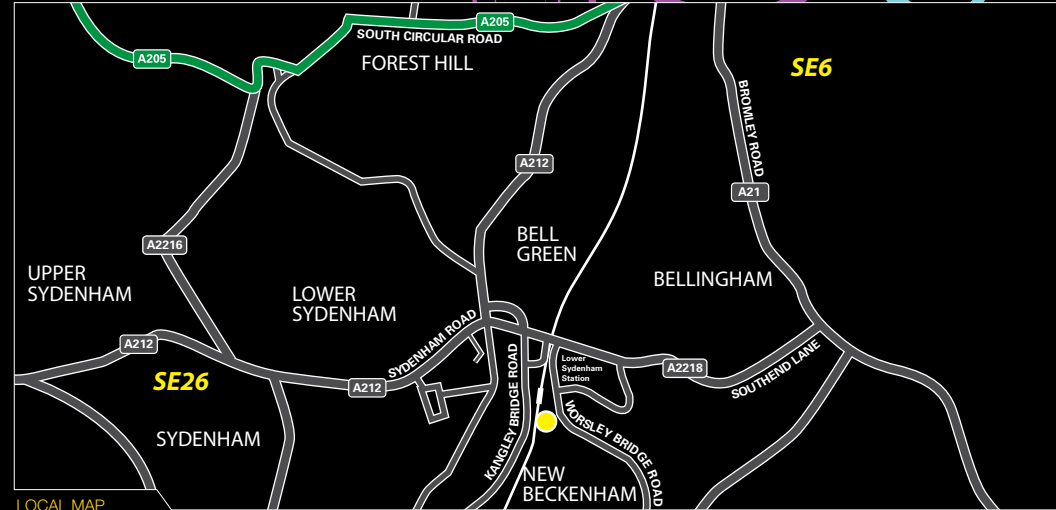


# FORMER DYLON INTERNATIONAL PREMISES

Lower Sydenham is located approximately 5 miles south east of Central London. Bromley is approximately 3.5 miles to the south east and Croydon 6.5 miles to the south west. Worsley Bridge Road is situated immediately to the south of Southend Lane (A2218) which links with the A21 to the east. Lower Sydenham railway station is immediately adjacent with a journey time to London Bridge of approximately 20 minutes.



MOTORWAY MAP



LOCAL MAP

## DESCRIPTION

Attractive two storey offices are situated to the front of the building enjoying good natural light and facing out onto a lawned area. The main warehouse/production areas adjoin the offices to the rear and mostly benefit from full height brick elevations with steel trussed frames providing north lit space. A further stand alone two storey office building is situated in the surfaced yard to the rear which also provides substantial yard/parking. Loading is via a dock level loading facility facing Worsley Bridge Road and further level loading doors are also provided.

## ACCOMMODATION

The property has the following approximate gross internal areas:

Ground Floor Warehouse/Production/Offices	4882.37 sq. m.	52,554 sq. ft.
First Floor Offices	451.20 sq. m.	4,857 sq. ft.
Mezzanine Storage	1280.10 sq. m.	13,779 sq. ft.
<b>Total</b>	<b>6613.67 sq. m.</b>	<b>71,190 sq. ft.</b>

Detached Two Storey Office Building	253.45 sq. m.	2,728 sq. ft.
Detached Storage Building	130.31 sq. m.	1,403 sq. ft.
<b>Total</b>	<b>6997.43 sq. m.</b>	<b>75,320 sq. ft.</b>

A surfaced yard/parking area is situated to the rear.

## TERMS

The property is available on a new lease for a suggested term of 5 years (negotiable). The lease will be contracted out of the Landlord and Tenant Act 1954.

## PLANNING

The premises have most recently been used for production and warehouse purposes but prospective occupiers must make their own enquiries with the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

## VIEWING

Strictly by prior arrangement with sole agents Hindwoods Hunter Payne.



[www.hindwoods.co.uk](http://www.hindwoods.co.uk)

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## LEGAL COSTS

Each party to pay their own legal fees.

## VAT

Please note that VAT will be chargeable.

## RENT

Upon application.

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Hindwoods Hunter Payne. November 2007.