

## THE BRONZE WORKS, KANGLEY BRIDGE ROAD SYDENHAM, SE26 5AY

### TO LET ON NEW LEASE



### WAREHOUSE PREMISES, WITH OFFICES AND SECURE YARD/OFF STREET PARKING

**APPROX: 1,859.71 SQ M (20,017 SQ FT) (MAY DIVIDE)**

**RENT FROM: £60,000 PER ANNUM EXCLUSIVE**

#### **Location**

The premises are situated on Kangley Bridge Road opposite Westerley Crescent in an established industrial area to the south of Bell Green (A212).

Lower Sydenham mainline station is opposite which provides services to London Bridge, Waterloo East and Charing Cross.

Various amenities can be found close by on Sydenham Road, with a Sainsburys superstore located on Bell Green. The A21 is in close proximity which is a main arterial road linking Central London to Kent.

#### **Description**

The premises comprise a three storey office block to the front fitted with central heating, perimeter trunking, comfort cooling and double glazing.

The warehouse to the rear has been fitted for pharmaceutical use and therefore has suspended ceilings throughout with a height to their underside of approximately 3.49 m (11ft 6").

A yard area to the front provides parking and loading facilities. Free on street parking is also available in nearby streets.

## Accommodation

The property has the following approximate net internal areas:

### Offices

Ground Floor	245.00 sq m	(2,637 sq ft)
First Floor	220.57 sq m	(2,374 sq ft)
Second Floor	160.18 sq m	(1,724 sq ft)

### Warehouse

Ground Floor	1,123.36 sq m	(12,092 sq ft)
Mezzanine	110.60 sq m	( 1,190 sq ft)
<b>Total</b>	<b>1,859.71 sq m</b>	<b>(20,017 sq ft)</b>

## Terms

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

## Rates

We have been advised that the entire premises have a rateable value of £58,000. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk).

## Planning

Any prospective tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

## Rent

From: £60,000 per annum exclusive.

## Legal Costs

The ingoing tenant will be responsible for both parties' legal costs.

## VAT

Please note that VAT may be applicable.

## Viewing

Strictly by prior arrangement with sole agents Hindwoods.

## CG4329

*"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)".*