

**UNIT 4, METRO CENTRE, KANGLEY BRIDGE ROAD,  
SYDENHAM, SE26 5BW**

**FOR SALE**



**OFFICE/BUSINESS UNIT WITH PARKING  
CLOSE TO LOWER SYDENHAM RAILWAY STATION  
Approx: 216.39 sq. m. (2,329 sq. ft.)**

**REDUCED PRICE: £249,500 FREEHOLD**

**Location**

The premises are situated at the end of Kangley Bridge Road in an established industrial area to the south of Bell Green (A212). Lower Sydenham mainline railway station is within walking distance which provides services into Central London.

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

**Description**

The property comprises an end of terrace two storey office building within a business centre.

Internally, the premises benefit from having double glazing, category II lighting, air conditioning, electric wall mounted heaters, fire and burglar alarms, video entry system and a disabled WC. There are approximately 4 car parking spaces immediately outside the premises.

**Accommodation**

The property has the following approximate gross internal areas:

Ground Floor	108.08 sq. m. (1,163 sq. ft.)
First Floor	108.31 sq. m. (1,166 sq. ft.)
<b>Total</b>	<b>216.39 sq. m. (2,329 sq. ft.)</b>

**Terms**

The property is available freehold.

**Rates**

We have been advised that the property has a rateable value of £26,250. 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**

The premises have most recently been used as offices. However, any prospective purchaser 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.

**Price**

£249,500 Freehold

**Legal Costs**

The purchaser is to be responsible for both parties legal costs.

**VAT**

Please note that VAT may be applicable.

**Viewing**

Strictly by prior arrangement with sole agents Hindwoods.

**CG4491**