

**UNIT 5 WILLOW BUSINESS PARK, WILLOW WAY
SYDENHAM, SE26 4QP**

FOR SALE



**WAREHOUSE/INDUSTRIAL UNIT
APPROX: 147.98 SQ. M. (1,592 SQ. FT.)**

GUIDE PRICE: £215,000

Location

The premises are situated in a secure business park on Willow Way which lies between the junctions of Kirkdale and Dartmouth Road. The property is within walking distance of Sydenham and Forest Hill Town Centres and is located within close proximity to both Forest Hill and Sydenham mainline railway stations which provide regular services into Central London. Road communication links are good with the A205 South Circular Road providing easy access into Central London.

Description

The premises comprise an end of terrace two storey unit.

The ground floor level includes a workshop area with kitchen and WC facility. The unit benefits from a manually operated roller shutter door, 3 phase electricity supply and fire and security alarm systems. The front entrance of the ground floor space benefits from a mix of suspended ceiling panels, category II lighting, with fluorescent and spot lighting to the rear of the workshop area. The minimum clear height is 2.93 m.

To the first floor level there is an open plan office area which benefits from being fully carpeted with surface mounted fluorescent lighting and storage heaters. The

premises also benefits from category V cabling. There is also a small separate store room.

The premises benefit from good natural light from the front and side elevations.

Accommodation

The property has the following approximate gross internal areas:

Ground Floor	73.99 sq. m. (796 sq. ft.)
First Floor	73.99 sq. m. (796 sq. ft.)

Total Accommodation 147.98 sq. m. (1,592 sq. ft.)

Terms

Freehold.

Planning

We have been advised that the property has been used for light industrial use. However, the 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

£215,000

Rates

The property is entered in the 2010 rating list with a rateable value of £12,750. 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.

Legal Costs

Each party to pay their own legal costs.

VAT

We have been advised that VAT will not be applicable.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods.

CG4644

"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".