



**TO LET – SELF CONTAINED DETACHED WORKSHOP Of 19,334 SQFT WITH 0.48 ACRE YARD**  
 Rare South East London, Industrial Warehouse Unit & Yard on a Secure 0.9 Acre Site .



60 KANGLEY BRIDGE ROAD, SYDENHAM, LONDON SE26 5BA

**CBRE**

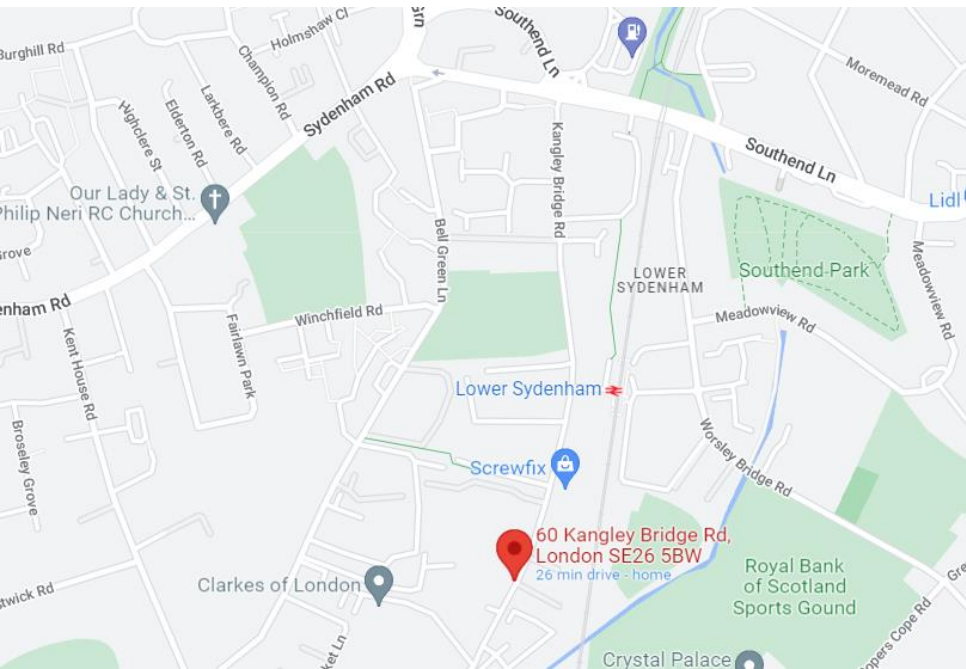


LOCATION

Unit 60 is located fronting on to Kangley Bridge Road at its western end in Lower Sydenham. Kangley Bridge Road is accessed from Southend Lane (A2218), which connects to the South Circular (A205) and the A21 providing access to Central London (8.2 miles) and out to the A21/M25 Motorway at J4 or via the A23 at J7.

Railway connections are provided by Lower Sydenham railway station which is approximately 5 minutes walk from the property and provides regular services to London Bridge in a journey time of approximately 20 minutes. In terms of amenities there is a large Sainsburys Supermarket 10 minutes to the East.

Kangley Bridge Road is one of South London’s remaining Strategic Industrial Locations and provides an excellent location to serve into Central London and out to the South. The estate has a mix of logistics, manufacturing and trade occupiers and has already attracted occupiers that include Getir, OX Group, Selkent Fastening, Penlaw & Co, Stanmore, Cemex, Express Signs. Hermes and trade occupiers Howdens, and Screwfix.



CONNECTIVITY



M25 (J4)	12.4 miles
M25 (J7)	14.7 miles
A21	2 miles
Dartford Crossing	15.7 miles
Rotherhithe Tunnel	6.8 miles
Blackwall Tunnel	7 miles
Central London	8.2 miles
Sydenham Station	1.1 miles
Lower Sydenham Station	0.1 miles
London City Airport	12.3 miles
London Gatwick Airport	22.7 miles
London Heathrow Airport	23 miles

DESCRIPTION



DESCRIPTION

The property comprises a detached ‘L’ shaped industrial unit of steel portal frame construction with insulated steel profiled sheet clad elevations beneath a pitch roof incorporating 5 – 10% roof lights LED lighting, 3 phase power and WC facilities. In the yard there is a stacked portacabin providing an office, locker room, staffroom and kitchen facility.

The unit is currently used as a steel fabrication plant and is completely open plan with 5 separate 5m high roller shutter door offering an occupier complete flexibility to sub divide for different processes. Internally the unit also benefits from 2 fully operational and certified 5000kg loading gantry cranes that will remain in the premises.

All loading doors open directly on to a fully surfaced and drained secure service yard that extends to approximately 0.48 acres (20,946 sqft) which is fully fenced with a wide gated entrance.

The entire property offered to let as a whole and now offers a rare opportunity in South East London.

60 KANGLEY BRIDGE ROAD, SYDENHAM, LONDON SE26 5BA

ACCOMMODATION

The approximate gross internal areas of the property are as follows:

ACCOMMODATION		SQ M	SQ FT
Ground Floor	Warehouse / Workshops / WCs	1,696.15	18,258
Porta Cabin	Offices / Staff Room / Kitchen / Lockeroom	100.00	1,076
TOTAL		1,796.15	19,334
Secure Yard		0.48 Acres	20,946
Total Site Area		0.90 Acres	39,204

TENURE

The property is offered to let on a new full repairing and insuring lease for a term of 10 years. The lease will be granted outside the security of tenure provisions of the landlord and tenant Act 1954.

Please note that the freehold is not available.

RENT

On application.

SPECIFICATION

- 6m Internal eaves to workshop
- Fully Fenced Secure 0.48 acre yard
- Palisade Fenced Site with Large Access Gates.
- 5 Full Height Roller Shutter Loading Doors
- 3 phase power
- Portacabin Office, Staffroom, Locker Room and Welfare Facilities
- B1C/B2 use
- Unrestricted 24 hours access.
- LED Warehouse Lighting
- 2 Fully Operational 5000Kg Gantry Cranes

# FURTHER INFORMATION

## SERVICE CHARGE

The property is not subject to any service charges.

## RATING

The unit is assessed for Business Rates purposes as follows:

Description: Workshop and Premises

Rateable Value: £68,500

## LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

## EPC RATING

The property has an EPC Rating of C - 63



# Proposal

We are instructed to seek offers for a new full repairing and insuring lease for a term of 10 years. The lease will be granted outside the security of tenure provisions of the landlord and tenant Act 1954.

# CONTACT

FOR AN APPOINTMENT TO VIEW PLEASE  
CONTACT SOLE AGENTS:



**Richard Seton-Clements**

07710 319 574

[Richard.setoncllements@cbre.com](mailto:Richard.setoncllements@cbre.com)



**Ryan Anderson**

07833 299 439

[Ryan.Anderson@cbre.com](mailto:Ryan.Anderson@cbre.com)

Henrietta House | Henrietta Place | London | W1G 0NB

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

# CBRE

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. November 2020.