



## Kangley Bridge Road, Sydenham | £2,083 PCM

This two storey commercial unit is situated in a particularly well placed position on a popular business park in the heart of South London with easy access to the South Circular and a short walk to Lower Sydenham station. The unit is self contained and boasts a mix of office and storage space of just over 2000sq ft with secure shutters, parking spaces and for convenience kitchen and separate toilets facilities for staff making it a superb unit to suit a range of commercial uses. The Metro Business Centre is a commercial centre of particular note and with a host of thriving businesses neighbouring the property we feel would be a ideal location to work from. Viewing is strictly via the agents.

## DESCRIPTION

Two storey lock up unit with a mix of office and storage space. Metro Business Centre is on Kangley Bridge Road a short distance from the South Circular and Lower Sydenham station.

## ACCOMMODATION

Entrance

Unit 33'6 x 20'0

Office 24'10x9'6

Storage 5'7 x 4'9

WC

First floor

Unit 2 32'4 x 20'8

Office 16'0 x10'11

Storage 16'4 x 9'8

Kitchen 9'8 x 8'6

WC

## TERMS

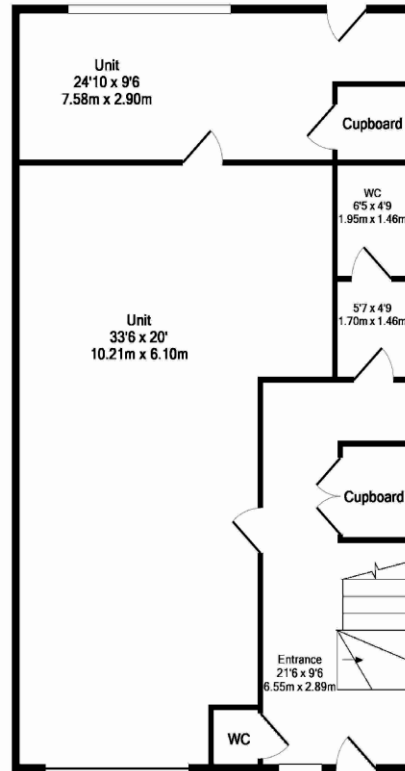
Rent £25,000 PA plus vat

Deposit £7250.00

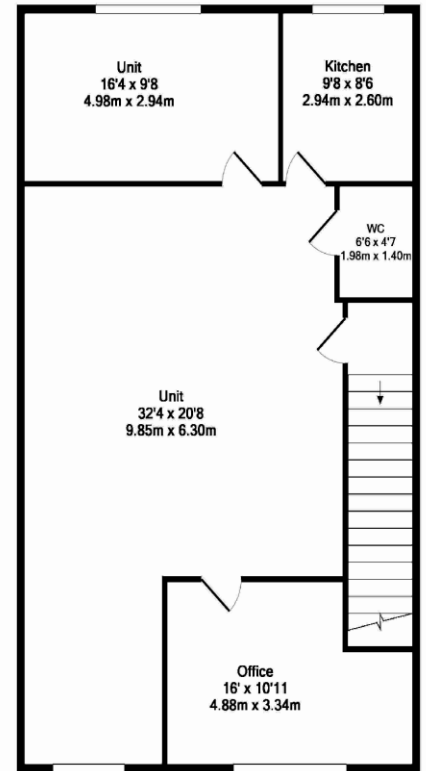
Break clause of 6 months after 2 years, tenant will be then liable for £2000 legal costs and £2700 plus vat for new tenant

Tenant is liable for insurance and air conditioning contract.

**Coady  
Phillips**  
Estate Agents



Ground Floor  
Approx. Floor  
Area 1044 Sq.Ft.  
(96.9 Sq.M.)



1st Floor  
Approx. Floor  
Area 1044 Sq.Ft.  
(96.9 Sq.M.)

Total Approx. Floor Area 2087 Sq.Ft. (193.9 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Asset Rating

More energy efficient



**91** This is how energy efficient the building is.

Less energy efficient

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