



**James ashley**  
**commercial**  
property consultants

4-6 Silverdale | Sydenham | London | SE26

COMMERCIAL PREMISES TO LET/FOR SALE

# 4-6 Silverdale | Sydenham | SE26 4SZ | COMMERCIAL PREMISES TO LET/FOR SALE

- ground floor, basement
- 408.76 m<sup>2</sup> (4,400 ft<sup>2</sup>) approx
- e(g) use class (formerly b1c industrial use)
- rent/price: £ on application
- off street parking
- alternative uses considered

## DESCRIPTION

Detached period building, formerly a post sorting office, arranged as a large warehouse, various store rooms/offices, WC's, internal courtyards, with a small basement area and off street car parking.

The premises are in need of refurbishment/updating - Incentives are available subject to negotiation and covenant status.

We understand the premises benefits from the new E(g) Use Class, formerly B1(c) Industrial Use. Alternative uses such as; Leisure, Medical, Educational and Training will be considered.

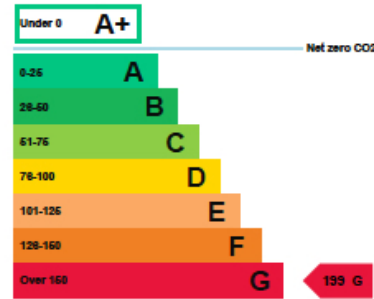
## LOCATION

Situated on Silverdale, just off Sydenham Road (A212) and between Lyric Mews in Sydenham. The immediate area is densely populated with residential properties.

Sydenham mainline railway station is within walking distance, providing services into London Bridge, London Victoria, Clapham Junction, West Croydon, Crystal Palace and Highbury & Islington. There are also buses serving the area located on Sydenham Road.

## Energy rating and score

This property's energy rating is G.



## ACCOMMODATION

Ground floor	397.61 m <sup>2</sup>	4,280 ft <sup>2</sup>
Basement	11.15 m <sup>2</sup>	120 ft <sup>2</sup>
<b>Total</b>	<b>408.76 m<sup>2</sup></b>	<b>4,400 ft<sup>2</sup></b>

## TERMS

A new Full Repairing and Insuring Lease is being offered, on terms to be negotiated.

## BUSINESS RATES

We understand that the rateable value is currently £27,000. Please contact Lewisham council on 020 8690 8707 to request what the rates payable might be.

## VIEWINGS

By appointment only via Vendors sole letting agents: -

**James Ashley Commercial | 020 7127 8781 | [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)**



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