

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

**1-3 GATEWAY BUSINESS CENTRE  
KANGLEY BRIDGE ROAD, SYDENHAM  
LONDON SE26 5AN**

CoStar AWARDS  
ANNUAL AWARDS

TOP AGENCY

2024  
WINNER

**\*UNDER REFURBISHMENT - PRELIMINARY PARTICULARS\***



**MODERN INDUSTRIAL/WAREHOUSE UNIT  
19,978 SQ. FT. (1,856 M<sup>2</sup>)  
WITH GENEROUS YARD & CAR PARKING**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01322 475940**  
**watsonday.com**

## LOCATION

Gateway Business Centre, Kangley Bridge Road, Lower Sydenham. Kangley Bridge Road is accessed from Southend Lane (A2218), which connects to the South Circular (A205) and the A21. The area is characterised by a mix of commercial and residential property, with the primary industrial/warehouse estates close by being Gardner Industrial Estate, Kangley Bridge Road and Trade City. Lower Sydenham railway station is approximately 400 metres from the site and provides regular services to London Bridge in a journey time of approximately 20 minutes.

## DESCRIPTION

The property comprises a purpose built steel portal framed warehouse unit clad in profile steel to walls and roof. Salient features of the property are as follows:-

- Modern unit. Built 2005.
- Under Refurbishment (PC Autumn 2025)
- 7.5 metres to eaves (6.5 to haunch)
- 37.5 Kn per m<sup>2</sup> floor loading capacity
- Three insulated warehouse loading doors
- Fenced and gated site
- Air-conditioned office accommodation
- Available Q4 2025
- Walking distance to Lower Sydenham train station.

## ACCOMMODATION

The property has the following gross internal areas:-

Ground Floor	16,215 sq. ft.	(1,506.4 m <sup>2</sup> )
First Offices	1,584 sq. ft.	(147.2 m <sup>2</sup> )
Mezzanine	2,179 sq. ft.	(202.4 m <sup>2</sup> )
<b>Total</b>	<b>19,978 sq. ft.</b>	<b>(1,856.0 m<sup>2</sup>)</b>

The total site area extends to 0.93 acres (0.38 hectares).

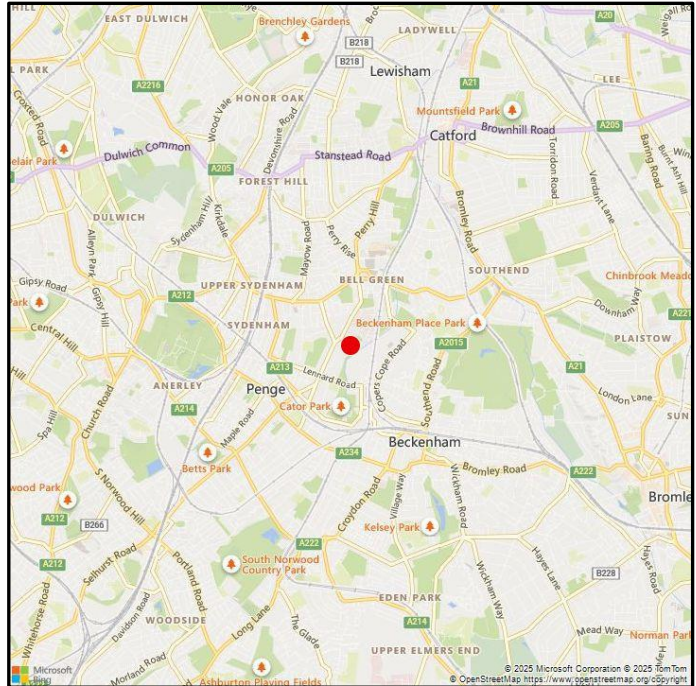
## RENT

£22.00 per sq. ft. exclusive.

## VAT

The property is elected for VAT and therefore VAT will be payable on rent and all other charges.

## LOCATION PLAN



## ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering regulations, we are legally required to undertake full identity verification checks on all tenants where the rent exceeds 10,000 euros per month. In the event a proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## TERMS

The property is available on a new lease with terms to be negotiated.

## BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Warehouse & Premises Rateable Value £249,000

Interested parties are advised to contact Bromley Borough Council in regard to exact rates payable on 0300 303 8659.

Following the landlord's works an application will be made for the Valuation Office Agency to reassess the building.

## 2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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**ENERGY PERFORMANCE CERTIFICATE**

The building will be reassessed following refurbishment. Rating likely to achieve a B.

**VIEWING**

Strictly via appointment with the sole agents:-

**LEGAL COSTS**

Each party to bear their own legal costs.

**WATSON DAY CHARTERED SURVEYORS**

Richard Turnill

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[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

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