



Riverside Estate

X2

Warehouse buildings
available To Let or
For Sale with separate
Freeholds, or together

7,200 sq. ft – 13,442 sq. ft – 20,642 sq. ft

Popular trade counter location

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Riverside House, Riverside Estate,
Kangley Bridge Rd, London SE26 5DA

About the site

Riverside Estate comprises of two purpose built, two-storey detached industrial units constructed in the early 2000's. Both built of steel portal frame construction with solid concrete floors, pitched roofs and full height roller panel loading doors. The office content is located to the front of both buildings over ground and first floors with the warehouses which have clear heights of circa 8m, to the rear of the offices.

Height to eaves – circa 26ft.

The site benefits from an excellent secure gated yard which is shared between both units and provides space for lorries to access and turn easily within the estate. Additionally there are ample allocated car parking spaces for each unit.

| | SQ. FT | SQ. M |
|--------------------|---------------|--------------|
| Unit 1 | 13,442 | 1,247 |
| Unit 2 | 7,200 | 668 |
| Total Area* | 20,642 | 1,915 |

*Approximate gross internal areas





Warehouse Buildings available To Let or For Sale with separate Freeholds, or together

Quoting rent

£19.00 per sq. ft exclusive.

Freehold Sale Price

OIEO £5.5m for units one and two combined. Prices for individual units upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Rates

Interested parties to make their own enquiries.

Amenities

- Ample external loading area.
- Secure gated area & parking.
- Roof lights.
- Excellent office space.
- Modern warehouse space.

Unit 1

Riverside House, Riverside
Estate, Kangley Bridge Rd,
London SE26 5DA



Unit 1 – Warehouse Space



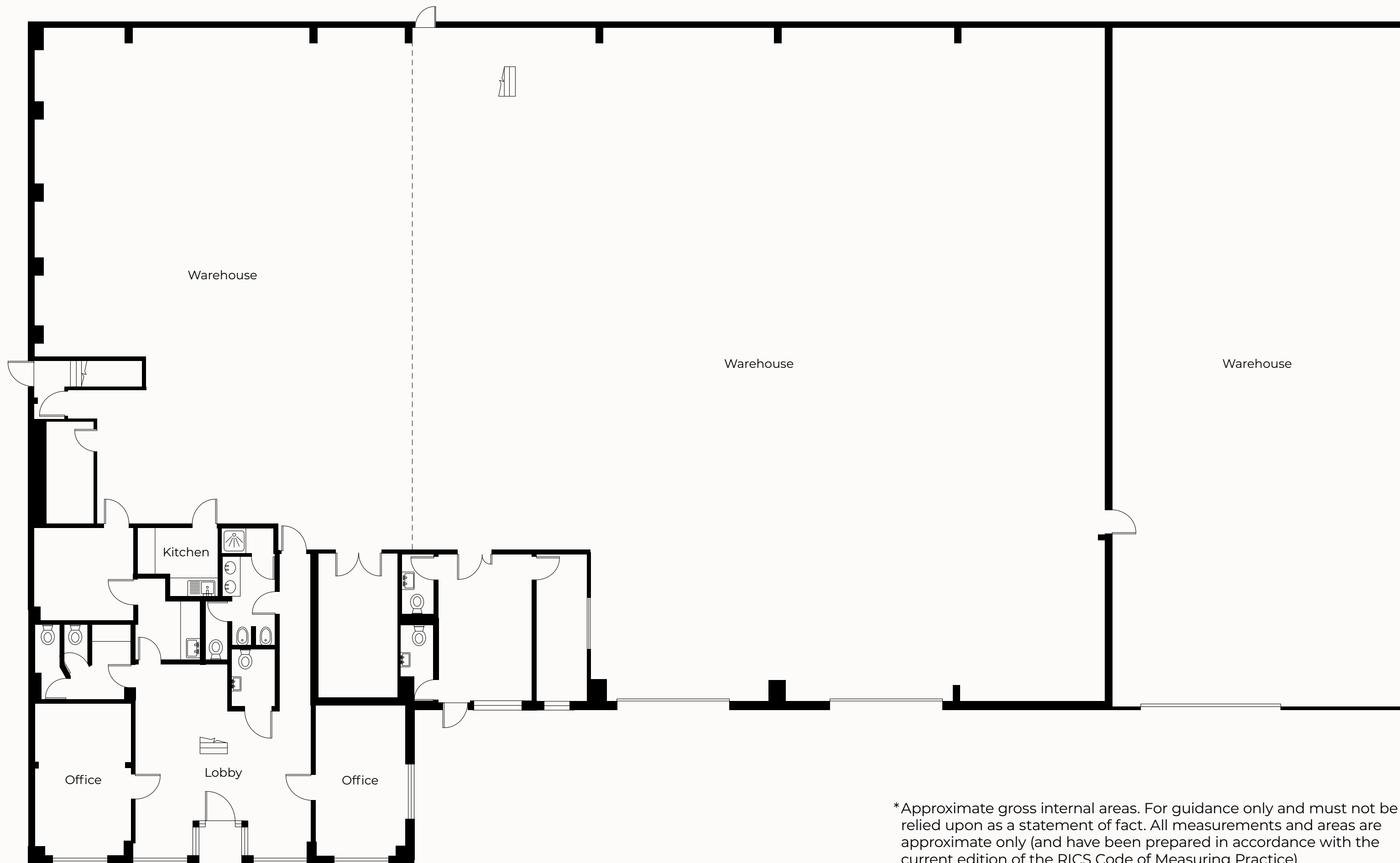


Unit 1 – Accommodation

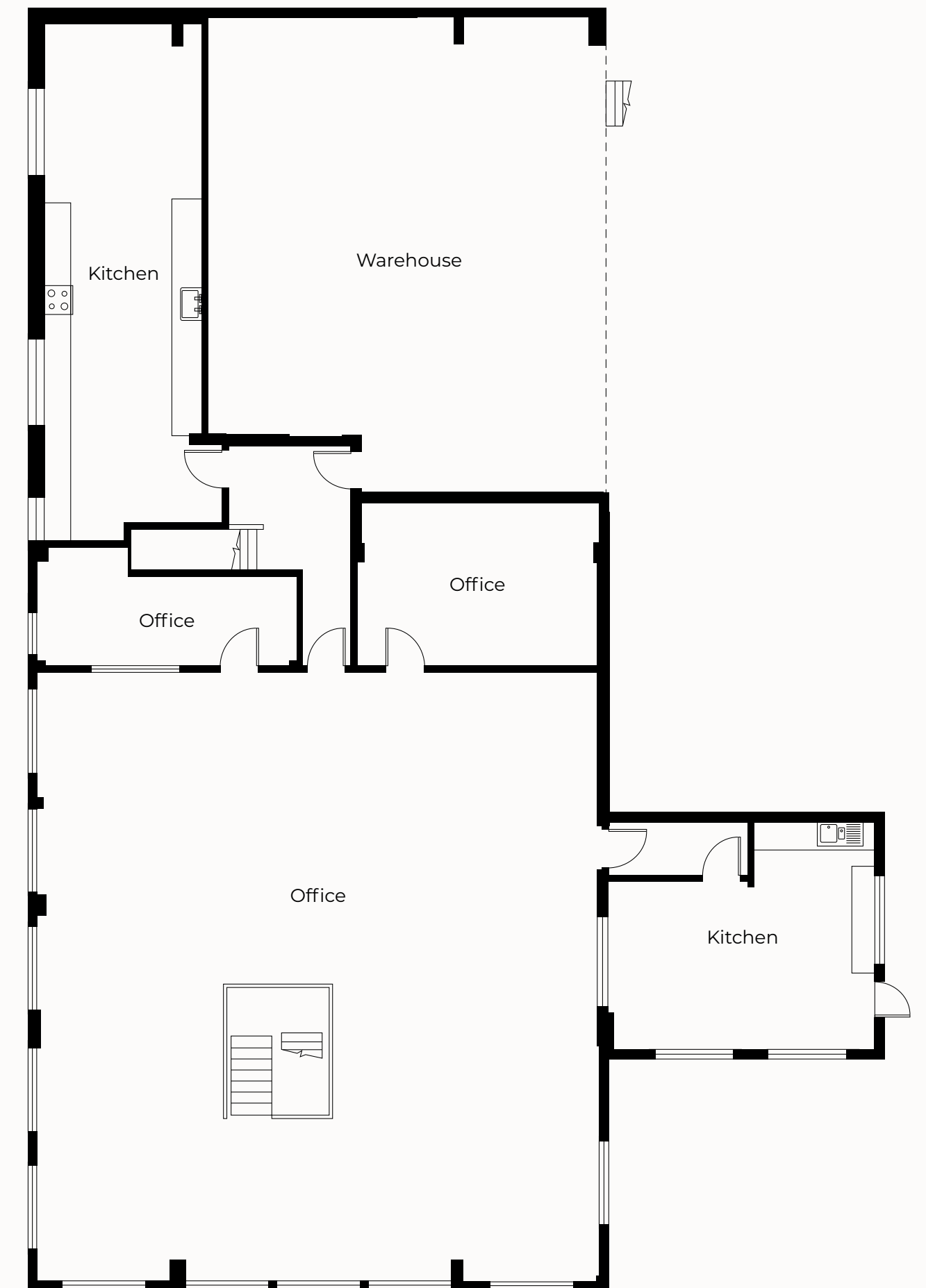


| FLOOR AREA | SQ. FT | SQ. M |
|--------------------|---------------|--------------|
| Ground Floor | 9,410 | 874 |
| First Floor | 4,032 | 373 |
| Total Area* | 13,442 | 1,247 |

Ground Floor



First Floor



*Approximate gross internal areas. For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Unit 2

Riverside House, Riverside
Estate, Kangley Bridge Rd,
London SE26 5DA

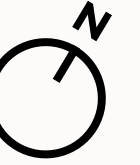


Unit 2 – Warehouse Space



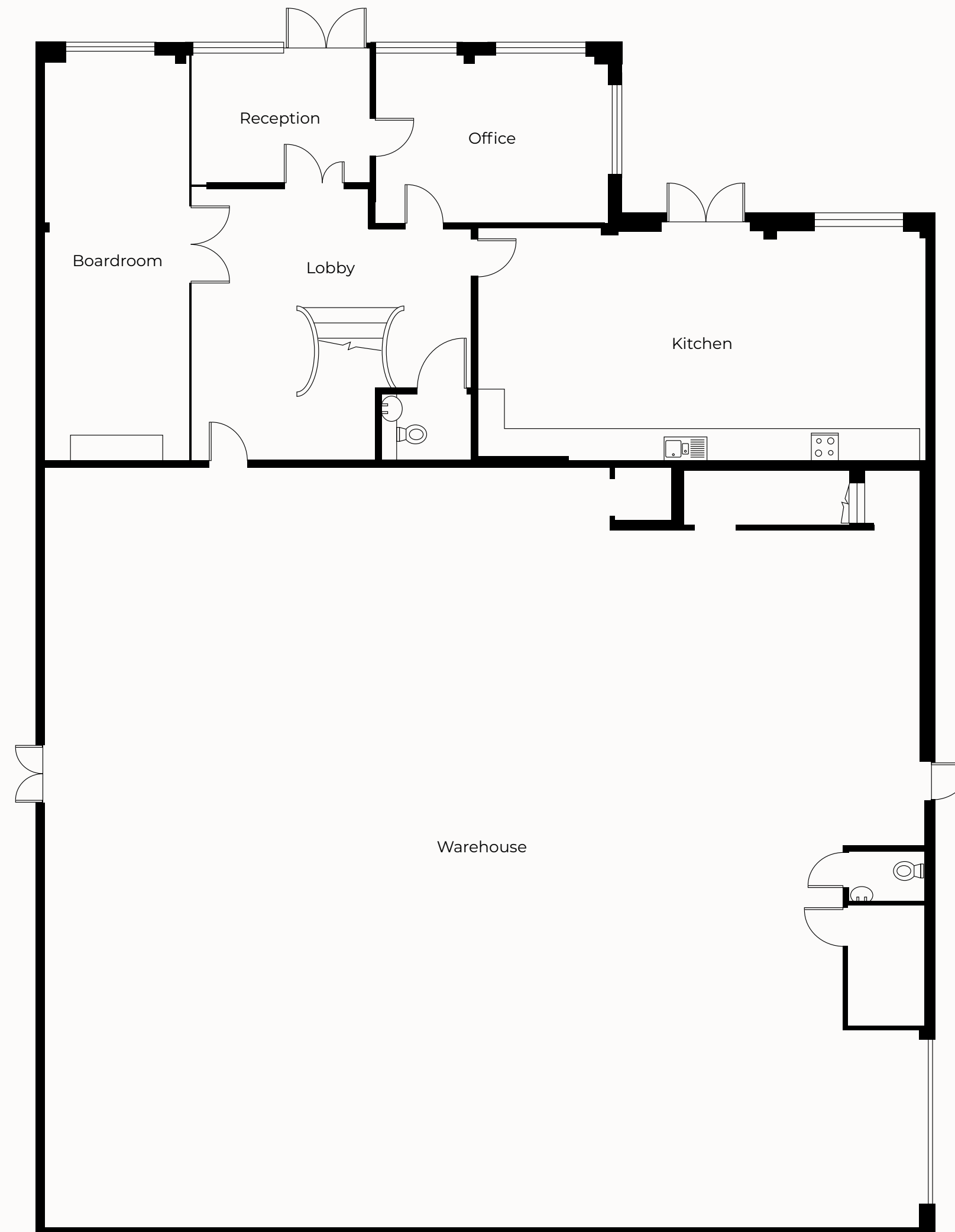


Unit 2 – Accommodation

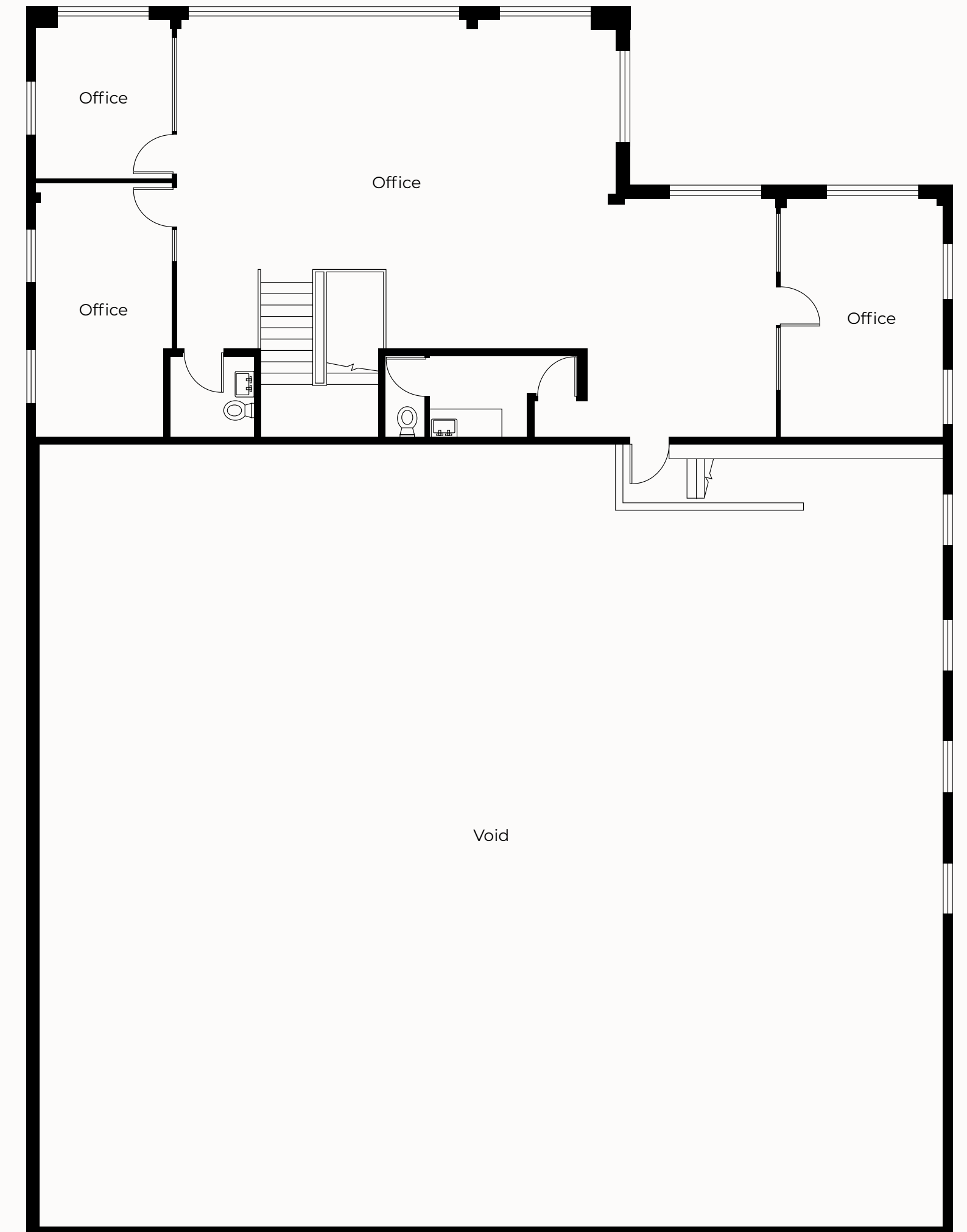


| FLOOR AREA | SQ. FT | SQ. M |
|--------------------|--------------|------------|
| Ground Floor | 5,003 | 464 |
| First Floor | 2,197 | 204 |
| Total Area* | 7,200 | 668 |

Ground Floor



First Floor



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Location

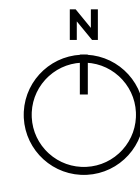
The properties are located on Kangley Bridge Road, Lower Sydenham, approximately 0.5 miles south of the junction with the A2218 Stanton Road.

Kangley Bridge Road is a cul de-sac and can only be approached from a northern direction off the one-way system. There are a plethora of industrial units within close proximity which are within the main Sydenham Industrial Area.

Lower Sydenham Railway Station is only a 6 minute walk (0.5 miles) and provides frequent services to London Bridge (15 mins) Charing Cross and Waterloo East. Trams to Croydon and Wimbledon can also be accessed via a change at Elmers End Station.

Kent House Station (0.9 miles) is a 14 minute commute from Lower Sydenham Station with links to London Victoria and Bromley South.

Beckenham High St is 1.3 miles with many artisan eateries and coffee bars including Zizzi's, Costa Coffee, Nando's, Subways, Wimpy, etc along with Waitrose and M&S.†



MAP KEY

- Riverside Estate
- Sydenham Industrial Estate
- Pool River
- HH Southeastern Railway

TRANSPORT LINKS‡

- ⇄ **Lower Sydenham**
6 minute walk
- ⊖ ⊕ **London Bridge**
15 minutes by rail
- ⇄ **Waterloo East**
24 minutes by rail
- ⊖ ⊕ **Charing Cross**
28 minutes by rail

† Data from Google Maps, 2025.

‡ Rail travel times are based on commuting from Lower Sydenham station.





For further information
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KALMARs

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