

OFFICE AND RETAIL UNITS FOR SALE

MAYBREY WORKS

SYDENHAM

COMMERCIAL OPPORTUNITIES

AT MAYBREY WORKS YOU ARE EXCELLENTLY PLACED TO BE WITHIN EASY REACH OF THE WHOLE OF LONDON, HOME TO A WEALTH OF INDEPENDENT TRADERS.



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DEVELOPMENT NAME
Maybrey Works

DEVELOPMENT ADDRESS
Worsley Bridge Road
Lower Sydenham
London

POSTCODE
SE26 5AZ

SUMMARY

Maybrey Works offers a unique opportunity to deliver high quality commercial prospects in the Lower Sydenham area, whether that be an office, gym, restaurant, wellness, healthcare, or café. We welcome all Class E use occupiers.

The residential at Maybrey Works is a collection of 159 contemporary one, two and three-bedroom apartments that have been designed to cater for lifestyles of today.

LOCATION

Lower Sydenham falls in the London Borough of Bromley. The site is located approximately 9 miles south of central London and is bordered by Lewisham and Southwark to the North and Croydon to the West. Lower Sydenham offers an array of local amenities including restaurants, cafés, and bars. Local parks such as Southend Park and Beckenham Place Park are just 5 minutes and 17 minutes' walk away respectively.

In terms of retail accommodation, Sydenham Road is located a 20-minute walk from the site, which is home to a wide selection of independent retailers, coffee shops, supermarkets, bars, restaurants, and a comedy club. Bell Green Retail Park is one mile from the site, housing further retail offerings in the form of supermarkets, fashion, and homeware stores.

A DEVELOPMENT BY BELLWAY LONDON

Bellway London has been building throughout the UK for 75 years, creating outstanding properties in desirable locations. During this time, Bellway London has earned a strong reputation for high standards of design, build quality and customer service.

From the location of the site, the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process. We create developments which foster strong communities and integrate seamlessly with the local area.

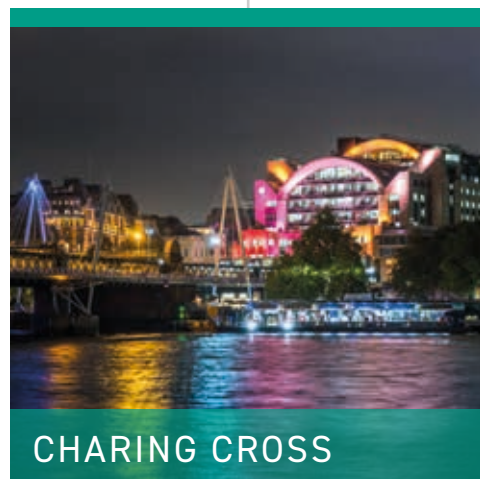
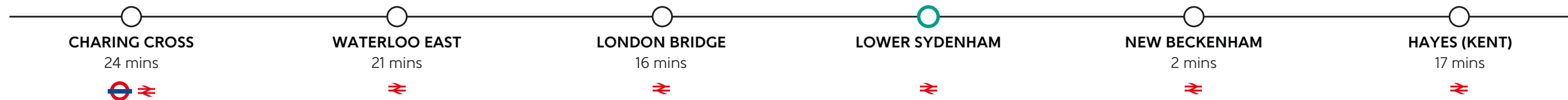
LOCAL AUTHORITY
Lewisham



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CONNECTED TO THE CITY AND BEYOND

MAYBREY WORKS



CHARING CROSS

Charing Cross is in the heart of London, with easy walking distances to Trafalgar Square, Covent Garden, and all the attractions that the West End has to offer.



WATERLOO EAST

London Waterloo is within easy reach of Waterloo East station. Offering commuters vast travel opportunities to the South west of England.



LONDON BRIDGE

Mouth-watering cuisine, award-winning attractions and Europe's tallest building - it's all at London Bridge and it's all amazing.

BY ROAD OR RAIL, SYDENHAM IS PERFECTLY PLACED FOR TRAVEL

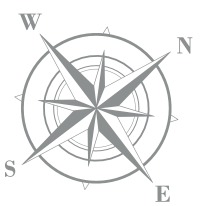
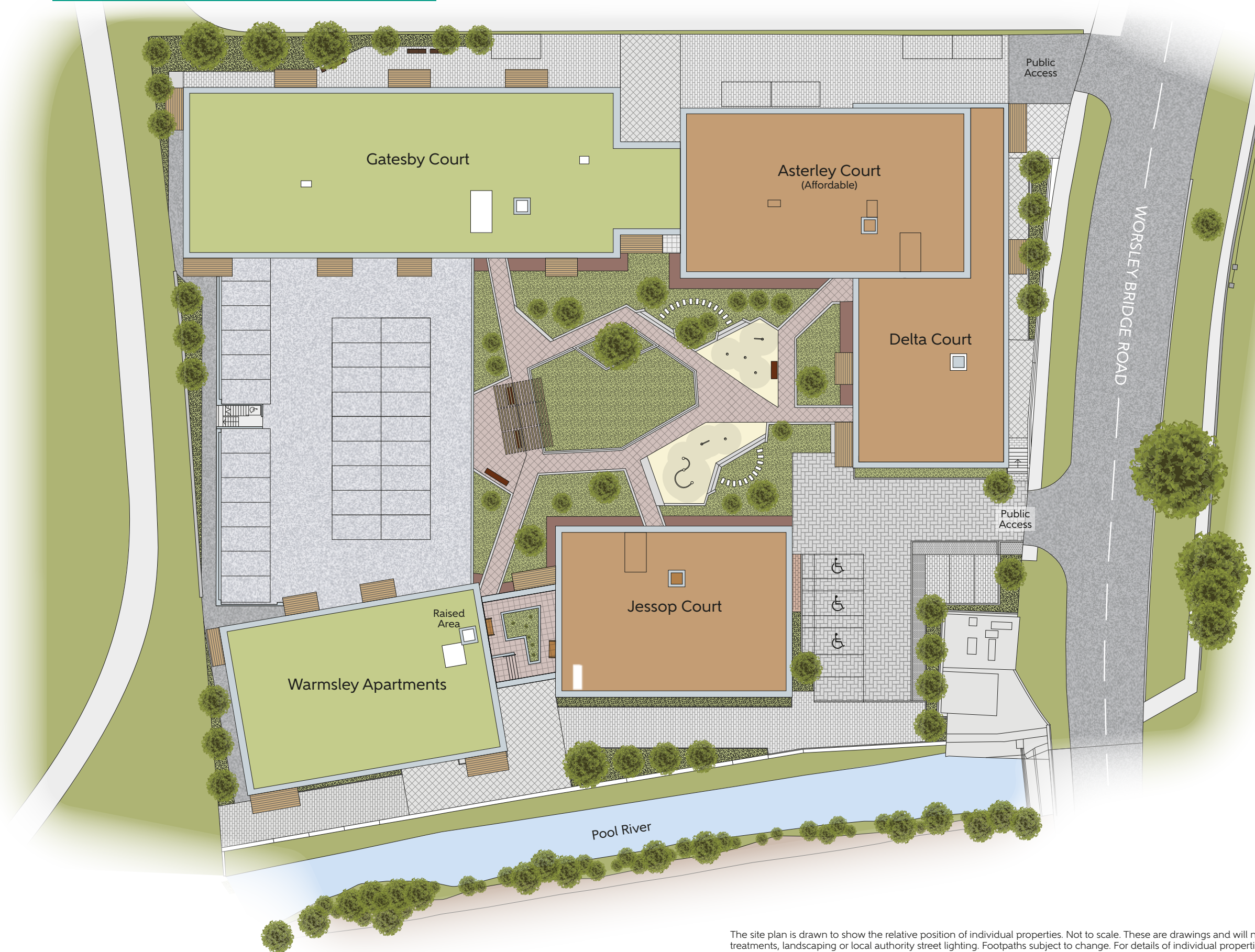
The town offers excellent connections, with Lower Sydenham train station just a 2 minute walk from the site, with fast links to central London, including London Bridge, Waterloo East and Charing Cross. Bromley town centre can be reached by car in 10 minutes, with Croydon and Lewisham town centres just over 20 minutes away by car.

- LOWER SYDENHAM STATION
- A205 CIRCULAR ROAD
- BROMLEY TOWN CENTRE
- CRYSTAL PALACE PARK
- THE GLADES BROMLEY
- DULWICH VILLAGE
- CROYDON & LEWISHAM TOWN CENTRES
- BELLINGHAM LEISURE CENTRE

- 2 MINUTE WALK
- 5 MINUTE DRIVE
- 10 MINUTE DRIVE
- 15 MINUTE DRIVE
- 17 MINUTE DRIVE
- 20 MINUTE DRIVE
- 20 MINUTE DRIVE
- 21 MINUTE WALK

Travel distances and times are approximate only, taken from Google Maps. Travel times from the trainline.com taken from Lower Sydenham train station.

DEVELOPMENT PLAN



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Hard and soft landscaping is indicative only.

COMMERCIAL UNITS

All under Class E - Shell and Core

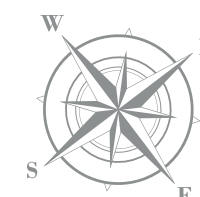


BLOCK	UNIT	SPECIFICATION	AVAILABILITY	GIA (SQ M)	GIA (SQ FT)	ASKING PRICE
Asterley Court	1	Shell & Core	Current Marketing Suite	Ground Floor 264.9 Mezzanine 124.5 Total 399.94	Ground Floor 2,842 Mezzanine 1,340 Total 4,305	£878,000
Gatesby Court	2	Shell & Core	Available	129.4	1392.8	£348,200
Gatesby Court	3	Shell & Core	Available	234.6	2525.2	£631,300
Warmesley Court	4	Shell & Core	Available	185	1991.3	£497,825
Jessop Court	5	Shell & Core	Available	98.6	1061.3	£265,325
Delta Court	6	Shell & Core	Under Offer	86.7	933.2	£233,300

AVAILABLE COMMERCIAL UNITS

All the units have 6 metre ceiling heights, and 3 phase, 100-amp power supply. All the units will be delivered in Shell & Core condition, except for Unit 1 which is currently being used as the marketing suite and has therefore been fitted out. Commercial Unit 1 - Compulsory mezzanine installation funded by Bellway.

* The estimated cost of installing the mezzanine is £228,050.



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COMMERCIAL UNITS

All under Class E - Shell and Core

ASTERLEY COURT - UNIT 1



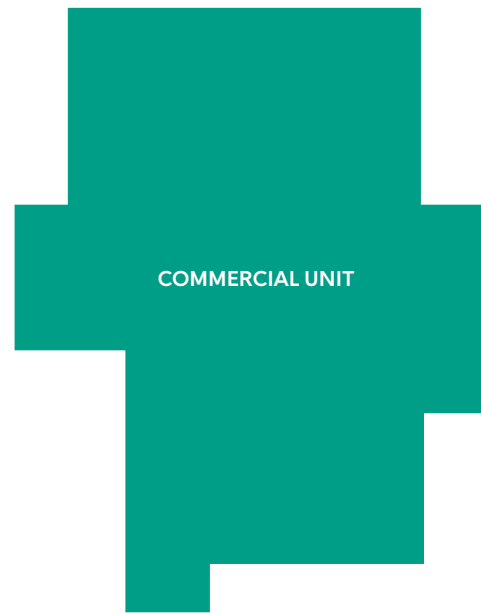
Ground 264.9sq.m / 2,842sq.ft
Mezzanine 124.5sq.m / 1,340sq.ft
Total 389.4sq.m / 4,182sq.ft

WARMSLEY COURT - UNIT 4



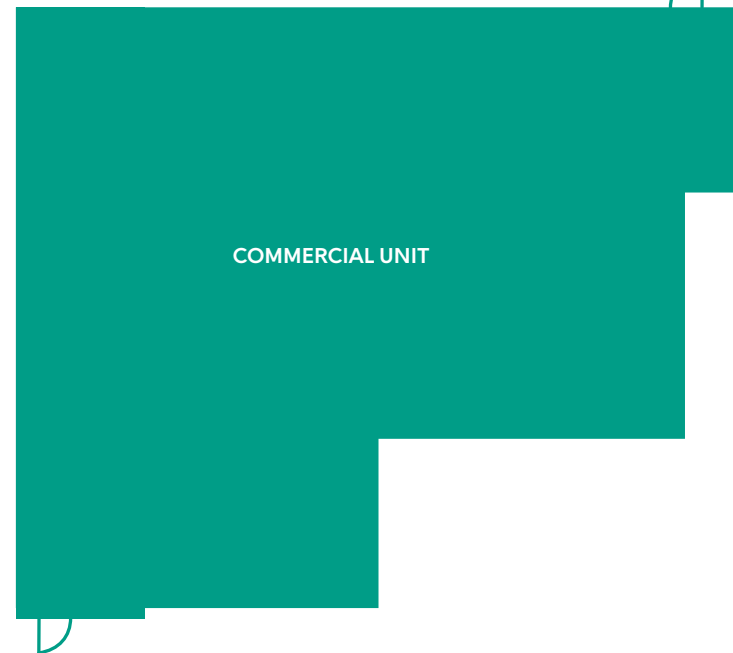
Available now
185 sq.m. / 1,991.3 sq.ft.

GATESBY COURT - UNIT 2



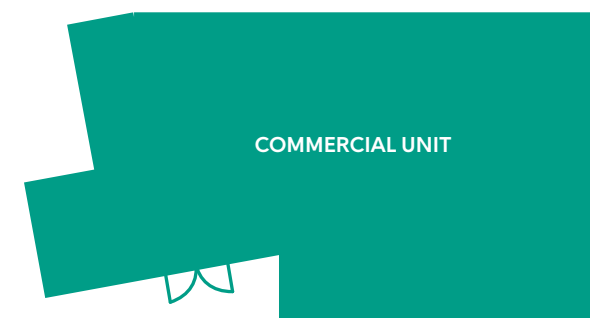
Available now
129.4 sq.m. / 1392.8 sq.ft.

GATESBY COURT - UNIT 3



Available now
234.6 sq.m. / 2525.2 sq.ft.

JESSOP COURT - UNIT 5



Available now
98.6 sq.m. / 1061.3 sq.ft.

DELTA COURT - UNIT 6



Under Offer
86.7 sq.m. / 933.2 sq.ft.

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PLANNING

The units benefit from flexible planning consent for a full range of retail, restaurant, office and leisure uses under the new use class order or Class E.

TIMING

Available for occupation immediately.

TERM

Properties are available to purchase on a long leasehold of 999 years. Alternatively, properties are available to lease for a term to be agreed.

PRICE

Price upon application. Alternatively, properties are available to lease. Further information upon request.

SERVICE CHARGE

Each of the units will contribute towards the service charge of the development. Further details on request.

PARKING

Available on request.

VAT

The purchase price and rent will be subject to VAT at the prevailing rate.

BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries to the Lewisham Council Business Rates department.

EPC

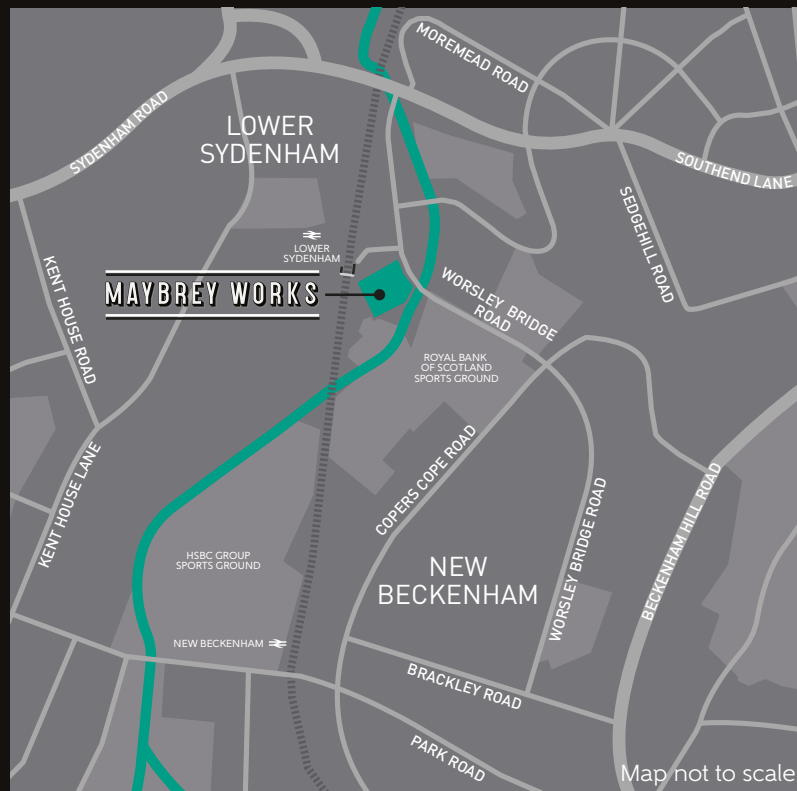
Available at your request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction. The prospective tenant/purchaser is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

VIEWING

Strictly by prior appointment with the selling agents.



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