

TRADE CITY SYDENHAM, BELL GREEN, LONDON SE26 4PR
PRIME TRADE COUNTER/GYM/DARK SUPERMARKET OPPORTUNITIES
4,042, 4,043 OR 8,085 SQ FT



Location

Bell Green is a landmark location which offers retail, trade and industrial services to the south London area.

Situated a short distance to the south of the South Circular (A205) the location enjoys excellent connectivity. Lower Sydenham Station is within a short walk. Major retailers at Bell Green include a Sainsbury's superstore, Sports Direct, Next, B&Q, Curry's PC World and McDonald's.

Trade City Sydenham is an established Trade Park adjacent to the retail offer, built in 2014 and home to Halfords, Plumb Centre, Toolstation, Edmundson Electrical and Mercedes Benz.

Description

The properties comprise high-quality industrial units with large, glazed trade counter frontages as well as electric up and over sectional loading doors to the front elevation. Internal security shutters are fitted. The height to underside of haunch is 6.5m rising to 8.37m at the apex. WC, office and kitchen facilities are all provided.

Gas, water and 3 phase power are all connected to the unit. Externally there is parking for four cars per unit (eight total) plus a loading area.

Rent

Upon application.

VAT

VAT is chargeable on this property.

Accommodation

The units have the following approximate gross internal areas and can be let separately or together:

B2: 4,042 Sq Ft

B3: 4,043 Sq Ft

Total Area: 8,085 Sq Ft

Planning

We understand that the properties have B1, B2 and B8 planning consent. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Legal Costs

Each party will pay their own legal fees.

Business Rates

Unit B2 is entered in the 2017 valuation list with a rateable value of £41,750. For further information on business rates including relief which could be applicable, visit www.gov.uk/calculate-your-business-rates.

EPC

The property benefits from a 'B' rating. The full EPC is available to download at www.hindwoods.co.uk

Virtual Tours

B2 <https://www.realla.co.uk/details/22720645/virtual-tours/xntprqNKmqH>

B3 <https://www.realla.co.uk/details/22720645/virtual-tours/GsG2qd6UxZt>

Also at:

Croydon
East Dulwich



RICS

Viewings

For more information, or to arrange a viewing please contact Hindwoods on 0208 858 9303.

Or contact joint agents, Knight Frank for more information on 020 7861 5195.

Kevin Bright:

E: K.Bright@Hindwoods.co.uk

M: 07720 407088

Alex Schofield: Alex.Schofield@knightfrank.com

Will Evans: Will.Evans@knightfrank.com

Georgia Mason:

E: G.Mason@Hindwoods.co.uk

M: 07912 270092



"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasingbusinesspremises.co.uk".

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Hindwoods and its employees have no authority to make any representation or give any warranty in relation to this property.



Ordnance Survey © Crown Copyright 2018. All rights reserved.
Licence number 100022432. Plotted Scale - 1:1250

Promap
LANDMARK INFORMATION GROUP

"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasingbusinesspremise.co.uk".

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Hindwoods and its employees have no authority to make any representation or give any warranty in relation to this property.