

TO LET - Last Unit Remaining


HINDWOODS
CHARTERED SURVEYORS

 Knight
Frank

B4, Trade City Sydenham, Bell Green, London, SE26 4PR
Warehouse / Industrial Unit – 8,182 sq ft (760 sq m)



Key Features:

- Last Unit Remaining
- Modern Trade Counter Unit
- EPC rating of A (24)
- Central London Location
- BREEAM rating 'Very Good'

Description

A modern trade counter unit on a well established estate. The unit is made of a steel portal frame construction with glazed frontage to provide excellent natural light.

The general specification is as follows:

- Eaves height of 6.5m
- Good parking provision
- A roller shutter door
- Internal security shutters
- Offices
- Kitchenette

Location

The unit is located in Bell Green, a popular area for London's trade counter, retail and industrial occupiers. The property boasts good road links and is situated near to the south circular road (A206). The property is conveniently sat within walking distance of Lower Sydenham station. The trade park is home to a number of well established occupiers including: Toolstation, Edmunson Electrical, Mercedes Benz, Halfords and Plumb centre.

The trade park is adjacent to Bell Green retail park which host a number of occupiers, including; Next, Aldi, McDonald's, B&Q, Currys, PC World and Sainsbury's.

Terms

The property is available by way of new FRI lease on terms to be agreed. Please contact Knight Frank or Hindwoods for quoting price / terms.

Accommodation

	Sq Ft	Sq M
Ground Floor	8,182	760
TOTAL	8,182	760

*Areas are approx GIA.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

Legal Costs

Each party to bear their own legal costs.

EPC Rating

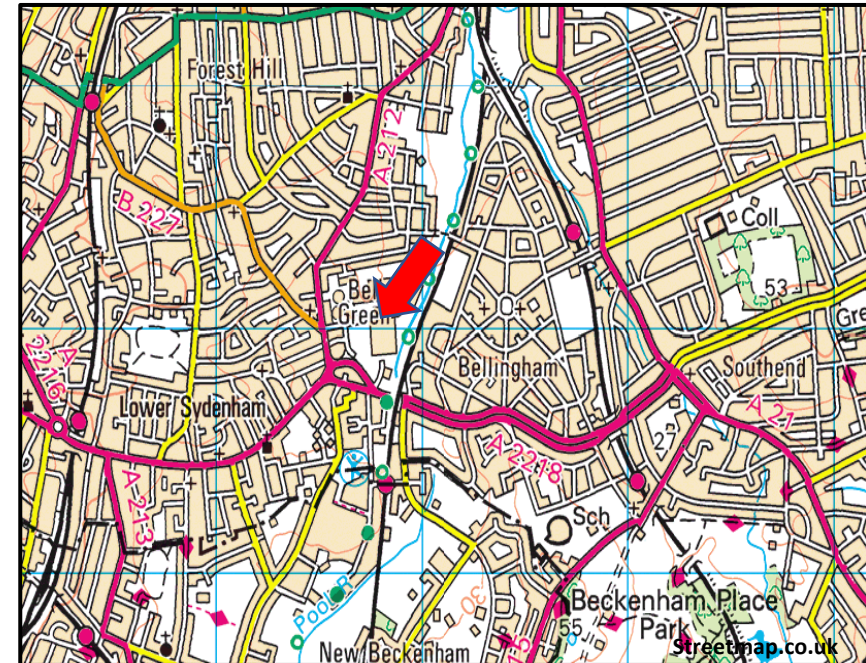
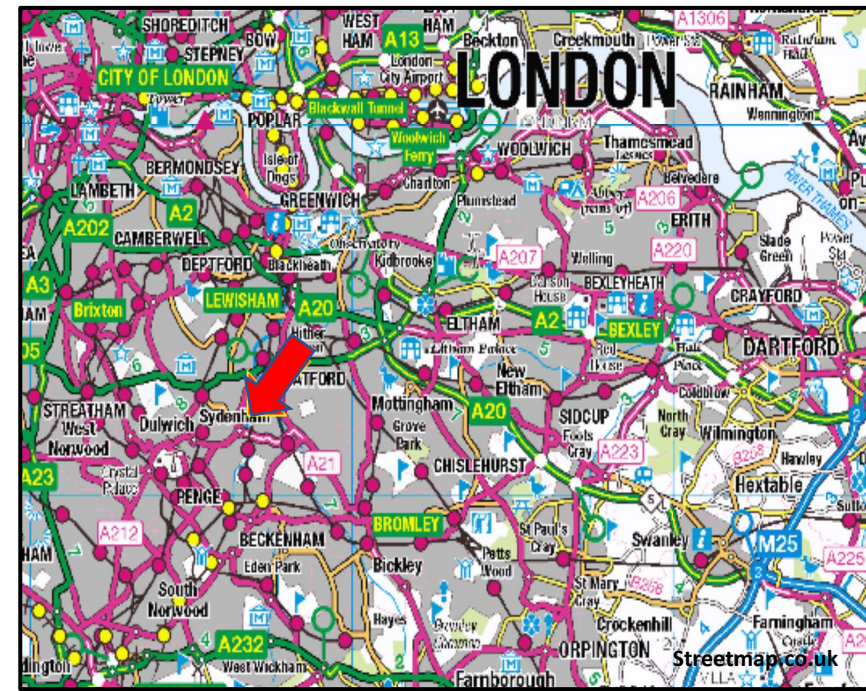
A (24)

Rates

TBC

VAT

All pricing is subject to VAT.



Images



Contact

For further information, or to arrange a viewing, please contact the joint sole agents.



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SUBJECT TO CONTRACT

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Particulars dated October 2023. Photographs dated October 2022.

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