



## CLARKES OF LONDON, KANGLEY BRIDGE ROAD, LONDON, SE26 5AT

LEASEHOLD INTEREST - SUBSTANTIAL COACH DEPOT, OFFICES, VEHICLE MAINTENANCE  
AND OPEN STORAGE  
OF INTEREST TO - BUS OPERATORS, BUILDER'S MERCHANTS, FILM INDUSTRY AND  
OPEN STORAGE



**Vail  
Williams**

# Summary

**Leasehold Interest – Substantial Coach Depot, offices, Vehicle Maintenance and open storage. Of Interest to – Bus operators, Builder's Merch.**

Available Size	15,852 sq ft
Rent	£607,500 per annum
Rates Payable	£114,688 per annum
EPC Rating	C

- 24/7 secured gated access
- Two site entrances
- Parking for c.50 coaches and 50 cars
- The former bus depot contains office and workshop space on an approximately 2.5-acre site
- 4 inspection pits
- Diesel fuel tanks
- Large vehicle wash bay
- Security hut and an electric gate at the property entrance



# Location



Clarkes of London Kangley  
Bridge Road, London, SE26  
5AT

The property is situated in Sydenham, South-East London. It occupies a central position within the commercial area just south of the Garner Industrial Estate and north of Metro Business Centre. There are a range of international manufacturing, distribution and trade counter operators close by, such as Screw Fix and Millbrook Parts.

In addition, just to the south and east it is home to the Crystal Palace Football Academy, HSBC and Natwest sports grounds, as well as Kent County Cricket Club.

In terms of transport, the site is superbly located with the closest station Lower Sydenham just 0.4 miles away which provides access to London Bridge Station in approximately 20 minutes.

Access to the South Circular is just two miles away.





# Further Details

## Description

The former bus depot contains office and workshop content on an approximately 2.5-acre site. There is gated access from the east on Kangley Bridge Road and to the west on Cricket Lane.

To the north-east of the property there is a vehicle maintenance workshop with 4 inspection pits totalling 8,060 sq ft with a 1,435 sq ft mezzanine and a 4.9m high roller door.

Towards the west side of the property there is a 2-storey office totalling 6,356 sq ft.

The property also benefits from having diesel fuel tanks, two entrances, a large vehicle wash and a security hut and an electric gate at the property entrance.

The property has 100kVa (with additional potential, subject to availability) of electrical supply.

## Accommodation

The accommodation comprises the following areas, total site area c.2.5 acres:

Name	sq ft	sq m
Warehouse	8,061	748.89
Mezzanine	1,435	133.32
Offices	6,356	590.49
<b>Total</b>	<b>15,852</b>	<b>1,472.70</b>

## Tenure

The existing lease runs until December 2031 outside of S24-S28 of the 1954 L&T Act. There is a mutual break in December 2026.

The rent for the remainder of the lease is £607,500 per annum.

Available on flexible terms.

## Viewings

Strictly via sole agents Vail Williams LLP.





## Enquiries & Viewings



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