

LIGHT INDUSTRIAL / OFFICE FOR SALE

3,182 SQ FT (296 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



**UNIT 4 BESSEMER PARK INDUSTRIAL ESTATE, MILKWOOD ROAD,
LONDON, SE24 0HG**

LOCATION:

Bessemer Park is located 0.4 miles from Herne Hill station, on Milkwood Road, which runs from the junction at Halfmoon Lane north to Coldharbour Lane. The property is only four miles from the City and West End and a mile from the A205 South Circular, providing excellent accessibility to Greater London, something that is essential to many businesses. Herne Hill station provides services to London Victoria and Blackfriars, which connect with the underground. The surrounding area is a mix between industrial estates and residential dwellings on the other side of Milkwood Road. Other occupiers within Bessemer Park include ecommerce

DESCRIPTION:

Bessemer Park comprises 25 self-contained business units, the majority of which are arranged over ground and first floor. Each unit benefits from at least three car parking spaces. Unit 4 comprises a middle terrace light industrial / warehouse unit over ground and first floor that has most recently been occupied as an office for an independent record company. The ground floor workshop benefits from a roller shutter entrance, the height of the shutter is 3.26m, however due to the office requirement for the occupier is not regularly used. The estate has 24-hour security which is paid for in the service charge.





SIZE: 3,182 Sq Ft (296 Sq M)



SALE PRICE: £900,000

Freehold



COSTS:

RATES PAYABLE: Please refer to the Local Authority for information on rates

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



CONTACT:

Piers Hanifan

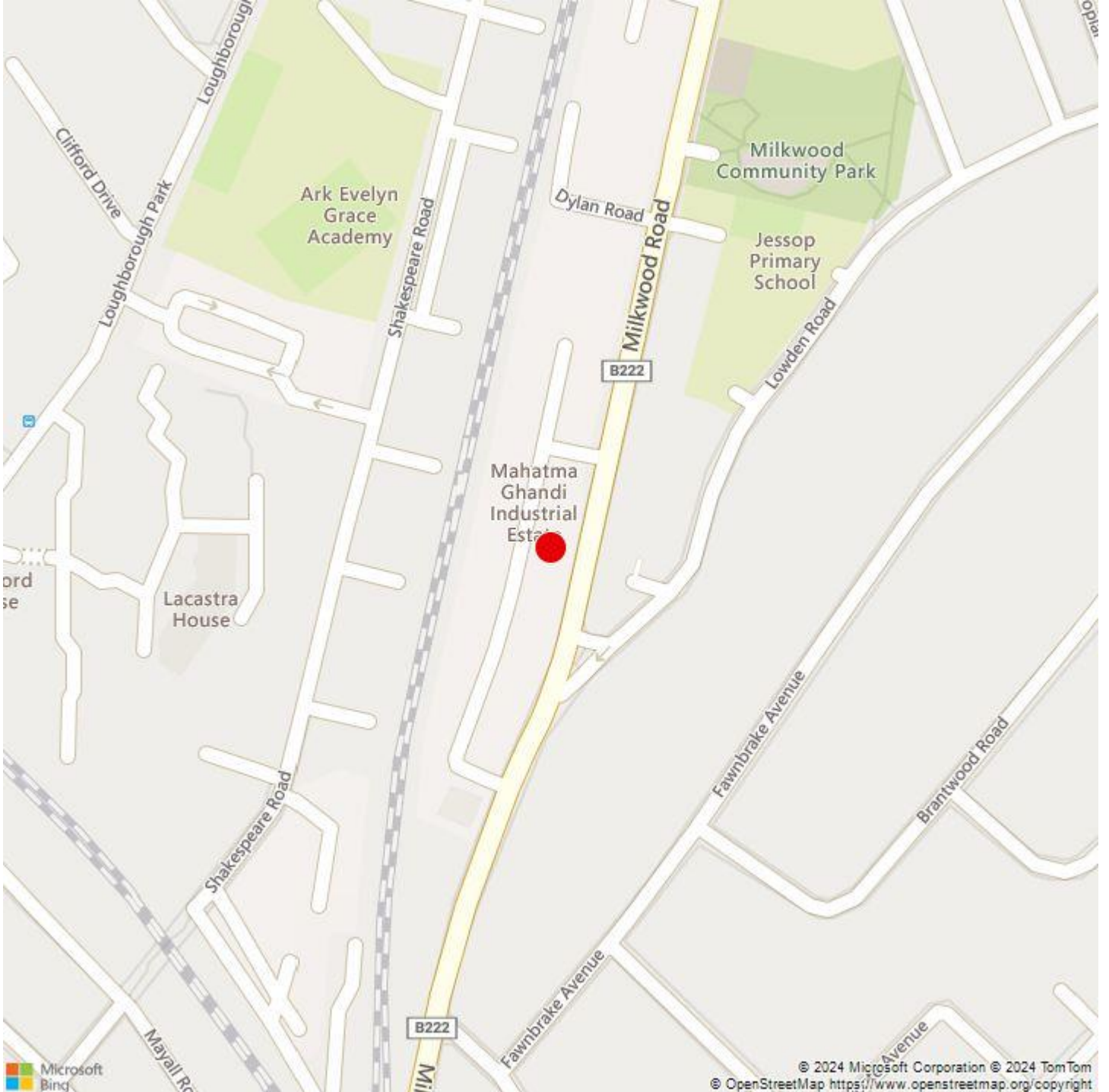
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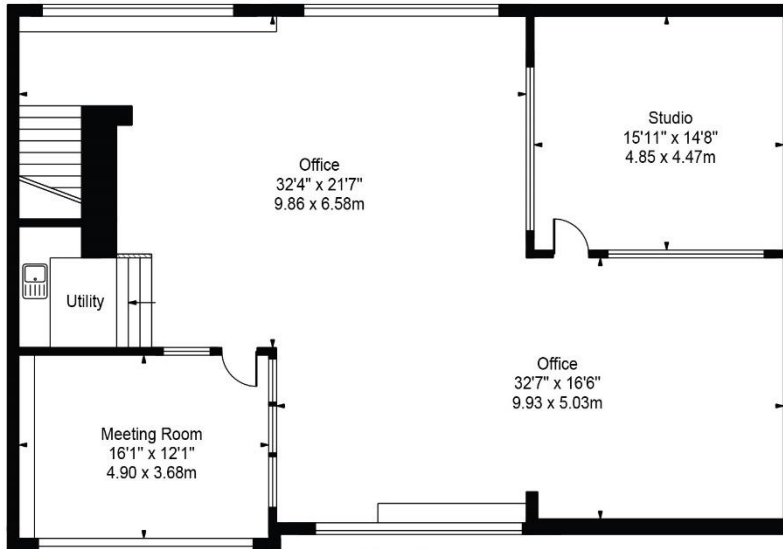
SOUTH LONDON'S LEADING AGENTS



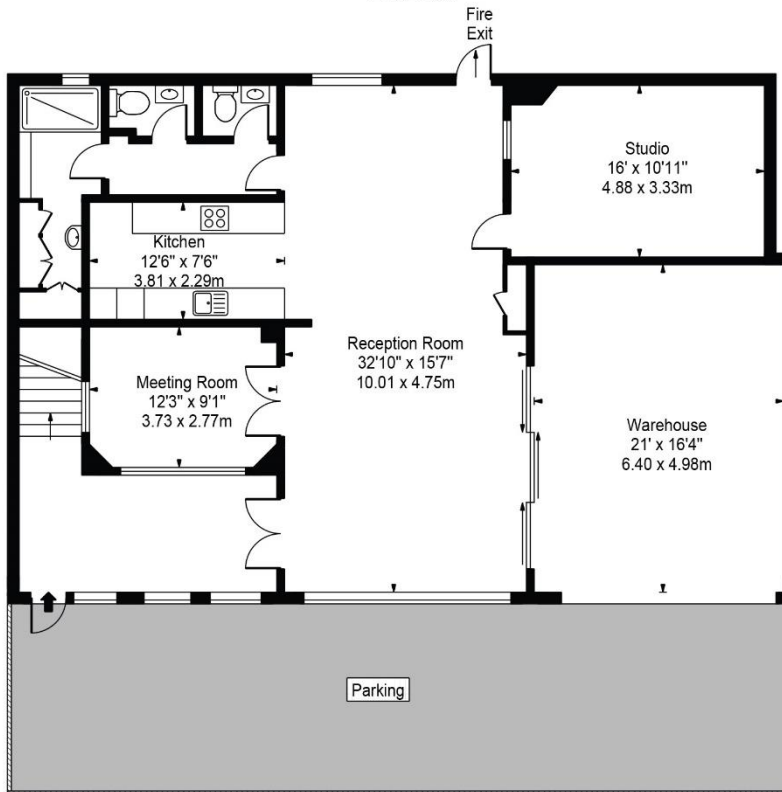
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Bessemer Park,
Milkwood Road, SE24

Approx. Gross Internal Area 3182 Sq Ft - 295.62 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.