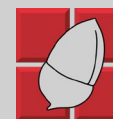




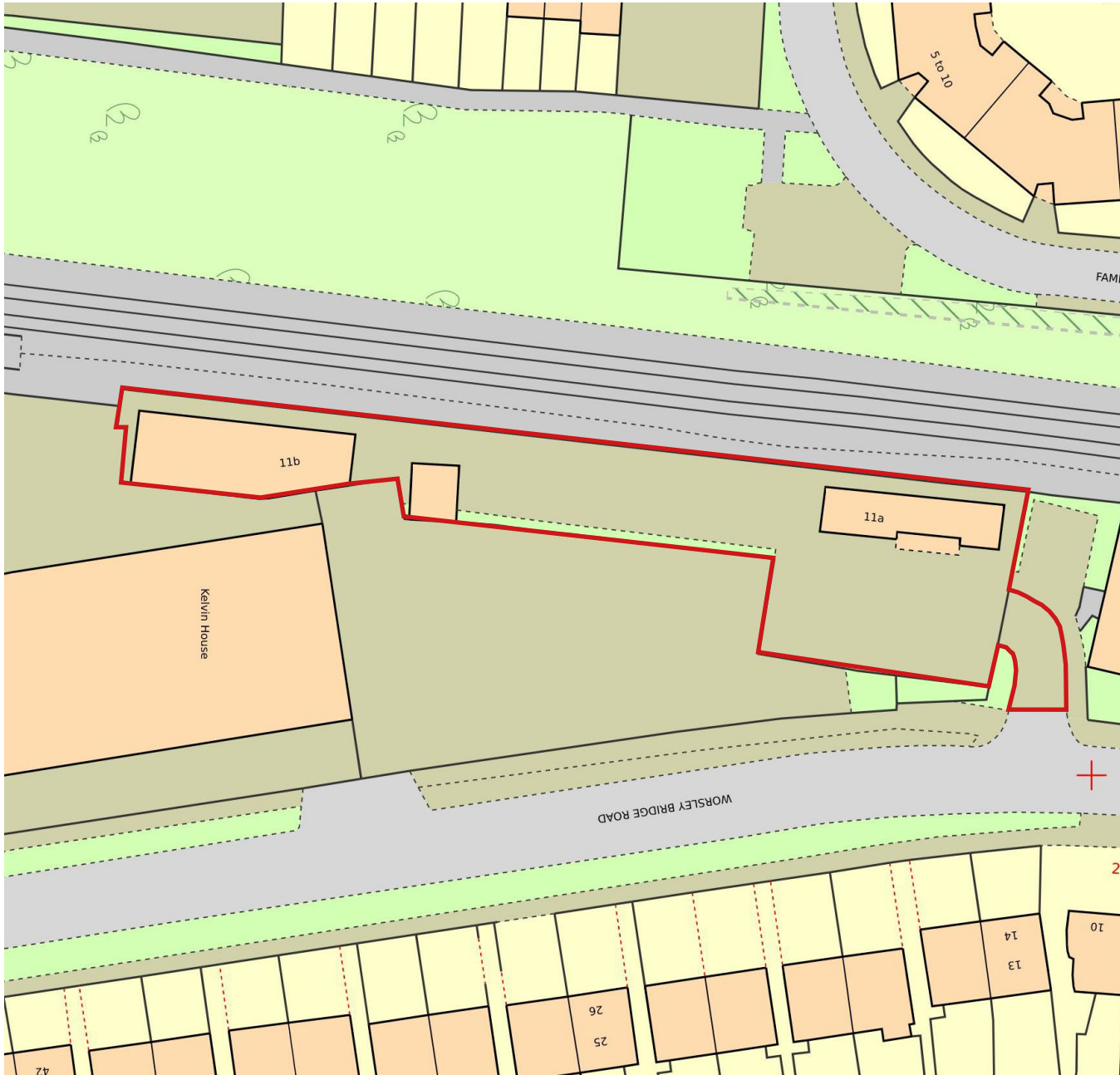
11A & 11B Worsley Bridge Road, Sydenham, London SE26 5BE

Freehold commercial site for sale



acorn

Commercial, Investment & Development



- Freehold site measuring 0.3 acres
- c.8,000 sqft yard space
- c.1,600 sqft office building
- c.2,700 sqft warehouse / light industrial buildings
- Offered full vacant possession
- Guide £1,600,000 F/H

Description

A rare opportunity for commercial operators, investors and developers to acquire a strategically located freehold site. The site measures 0.38 acres and includes an office building, warehouse/industrial unit and yard/parking space. The site will certainly appeal to owner occupiers as sites of this nature are rarely available to purchase. The site will be sold vacant possession, and we are inviting unconditional offers only.

Office Building - 11A Worsley Bridge Road is a modern 2 storey office building measuring c. 1,600 sqft internally and is in very good condition. The ground floor comprises 2 x individual offices measuring 355 sqft and 96 sqft as well as kitchen and 3 x WC including accessible WC. The first floor comprises 3 x individual offices measuring 355 sqft, 344 sqft and 118 sqft. The office building has full UPVC double glazing, gas central heating and intruder/fire alarm systems.

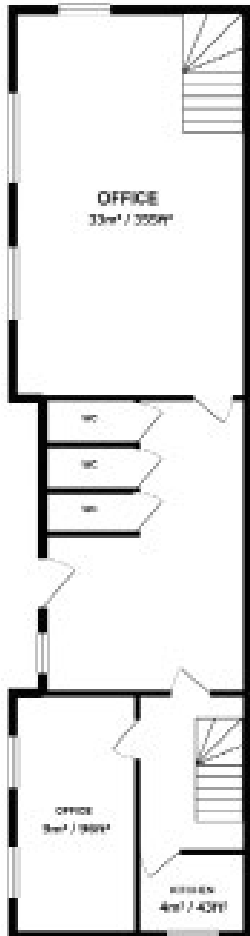
Industrial Unit - 11B Worsley Bridge Road is a brick built industrial unit/warehouse currently being utilised as a vehicle service/repair workshop. The building is accessed from a steel roller shutter with clearance height of 3.4m. The main ground floor area of the building measures 1,453 sqft with height clearance of 4.8m. There are also 3 x storage rooms/offices at ground floor level measuring 226 sqft, 182 sqft and 140 sqft. At first floor level there is an office/staff/storage area measuring 505 sqft. The property is connected to all main services and has a three phase power supply.

Yard/Parking Area - Accessed via steel security gates and surrounded by palisade steel fencing, the yard/parking area is levelled and part tarmac/part concrete. Measuring c. 8,000 sqft the yard/parking area can accommodate up to 25 vehicles parking and/or provide an extensive external storage area. There is also a smaller metal fabricated garage/workshop measuring 269 sqft internally.



11A

GROUND FLOOR

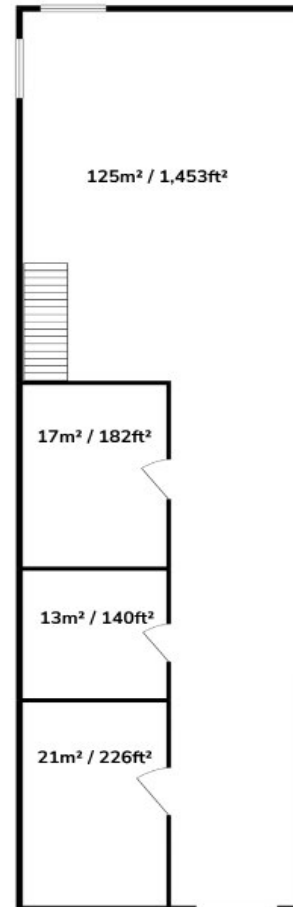


1ST FLOOR

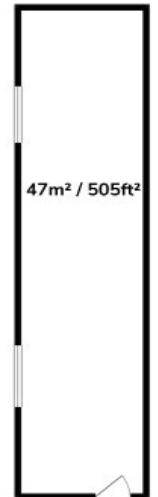


11B

GROUND FLOOR

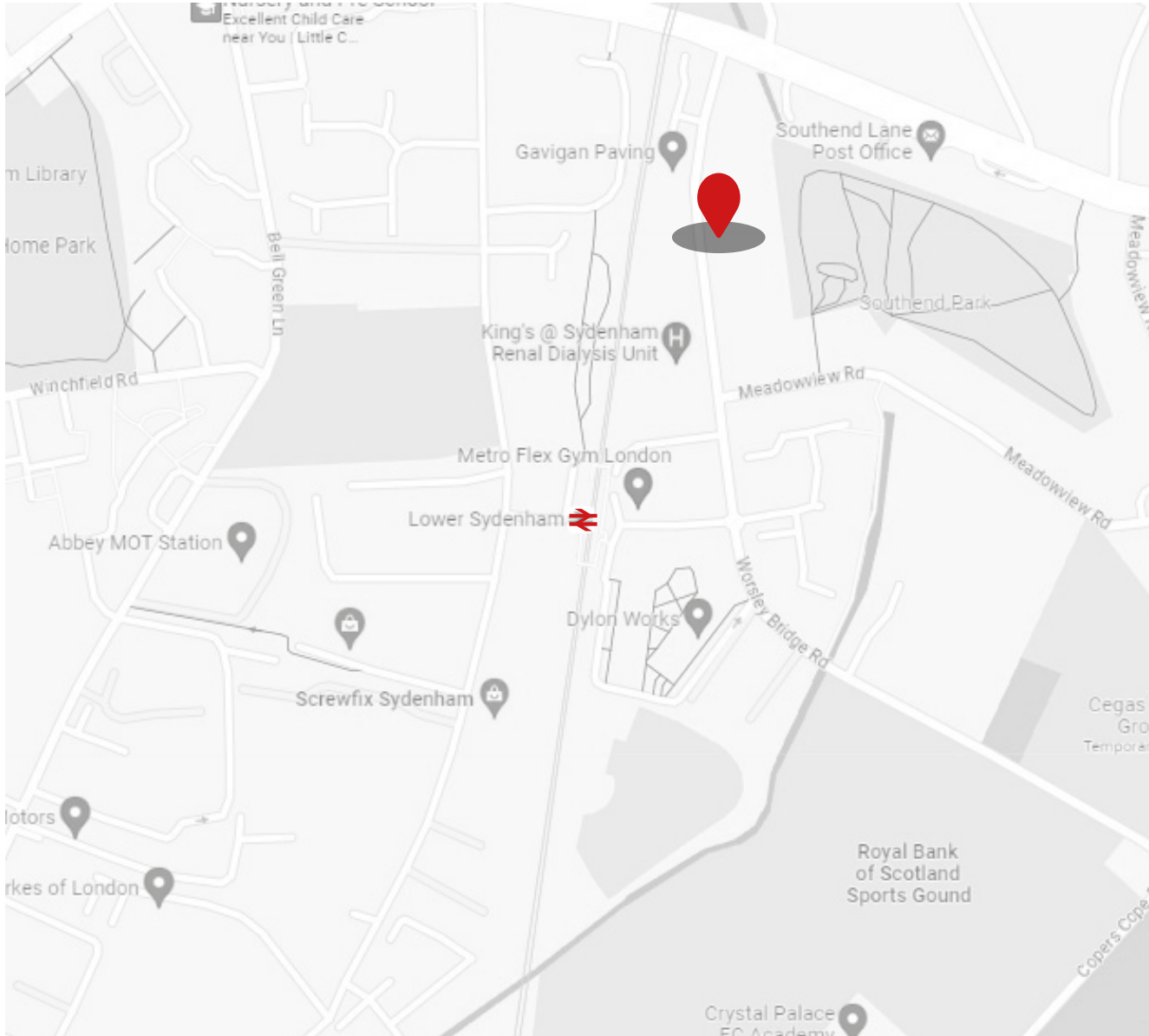


1ST FLOOR



WORKSHOP BUILDING





Location

The property is located just 0.2 miles from Lower Sydenham Station (Zone 4) with direct connections to London Bridge in 14 minutes. Vehicular wise, the property is located at the lower end of Worsley Bridge Road close to the junction of Southend Lane that runs from Beckenham to Sydenham and beyond in either direction. 0.2 miles to the north of the property is Bell Green Retail Park, home to nationwide retailers including Sainsbury's, ALDI, Sports Direct, Next, B&Q, Halfords, Curry's, Toolstation and Pets at Home. 0.1 miles southeast of the site is the 18 hectare Kangley Bridge Road industrial area that is home to multiple independent and national operators including Screwfix and Clarkes of London.

Terms

Unconditional offers in excess of £1,600,000 are invited for the vacant freehold interest. A deadline for offers may be set. Interested parties are advised to contact our offices for further information in this regard. Please note offers subject to any form of planning application or conditionality will not be considered. VAT is not applicable on the sale price.

Business Rates

We understand rates payable are approximately £22,500pa however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

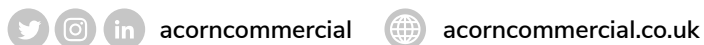
Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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