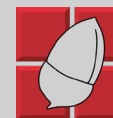




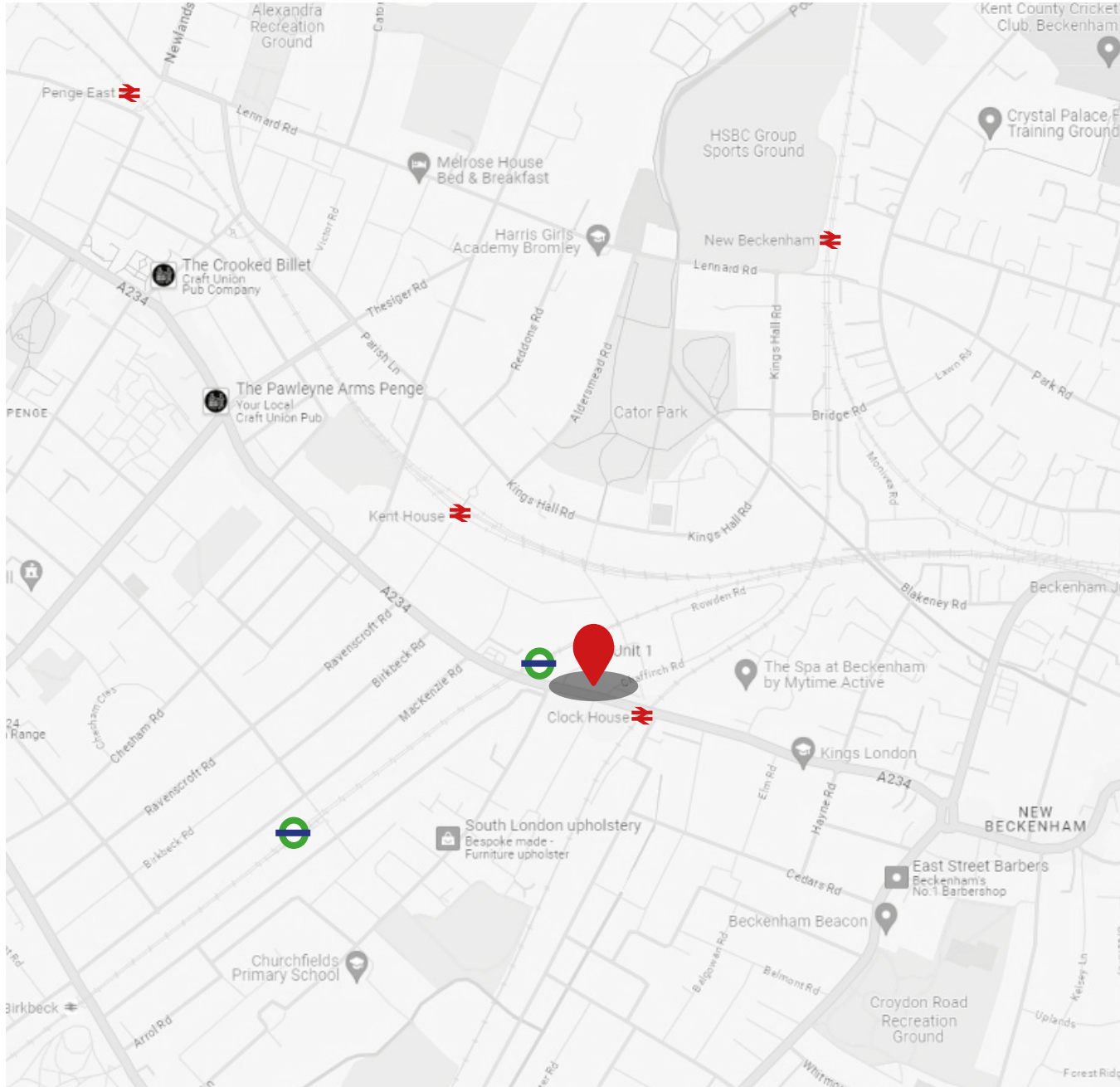
Unit 1, 2 Thayer Farm Road, Beckenham, Kent BR3 4LZ

Office/light industrial building for sale or let



acorn

Commercial, Investment & Development



- Office/light industrial building for sale or let
- Benefits from E use class
- Measures 2,368sqft over two floors
- 3 parking spaces
- 0.2 miles from Clock House Train Station
- Guide rent - £45,000 for a new lease
- OIEO – £625,000 F/H

Description

Arranged over two floors as offices in good order, the building extends to 2,368sqft and is ready for immediate occupation. The property benefits from two internal staircases at the front and rear, there are therefore plenty of options on how the property could be used to suit an occupiers business needs. The building could be used for offices, part office part storage, or divided into two separate ground and first floor spaces.

There is air conditioning/comfort cooling throughout with W/Cs and kitchen facilities at both ground and first floor. There are two parking spaces immediately to the front and an additional space on the road immediately outside. Further parking permits are available from Bromley Council.

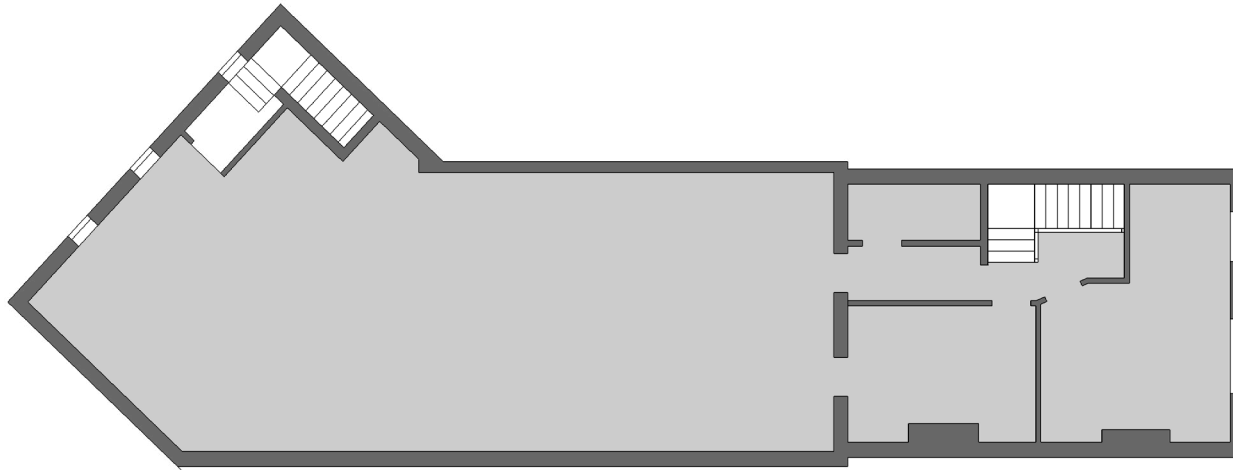
Location

The property is located 0.2 miles/4 minute walk from Clock House Train Station which provides regular and direct services into London Bridge (20 minutes) and Charing Cross (30 minutes). Avenue Road Tram Station is also 0.5 miles away providing connections to East and West Croydon and Wimbledon.

Amenities are available locally on Beckenham Road including a Sainsbury's local along with a number of cafes and eateries.

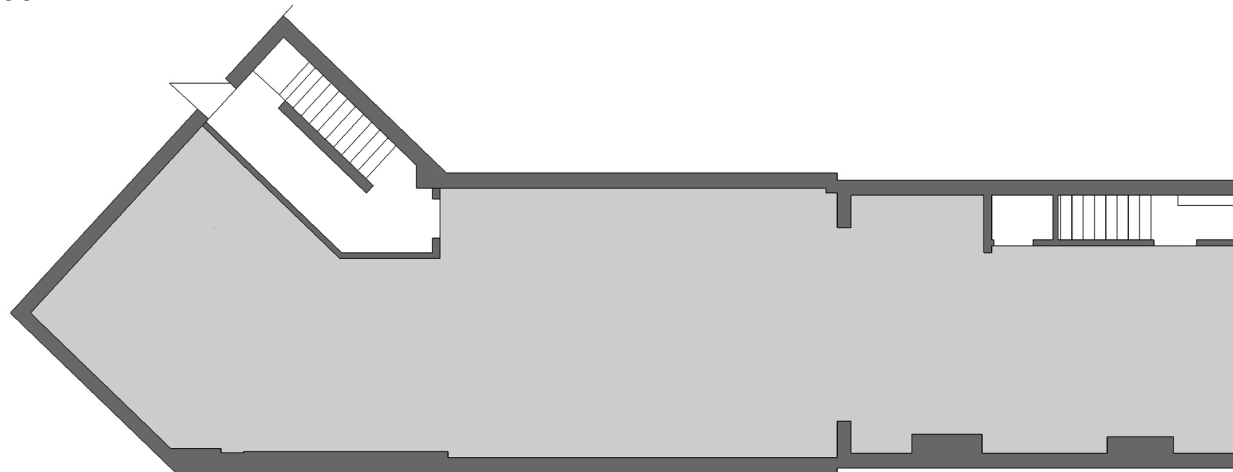
Business Rates

According to the summary valuation effective 1st April 2022, the properties rateable value is £14,250. We therefore understand rates payable to be in the region of £7,125 not taking into account small business rates relief. Interested parties are advised to make their owner enquires.



First Floor

GIA 114 sq M (1,227 sq Ft)



Ground Floor

GIA 106 sq M (1,141 sq Ft)





Terms

The vendors preference is to let the building, although offers to purchase will be considered.

To rent – guiding £45,000 for a new FRI lease on terms to be agreed.

For sale – guiding £625,000 for the vacant freehold interest.

We understand that VAT is chargeable on the rent or sale price.

EPC

The EPC sits within band 'C'. A copy is available upon request.

Further Information

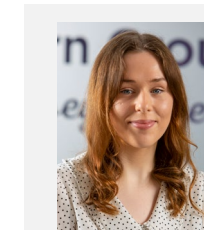
The title, title plan, EPC and additional photographs are available upon request.

EPC

The EPC sits within band 'C'. A copy is available upon request.

Viewings

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



Contact

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