

To Let

Unit 3, Dylon Works, Worsley Bridge Road, SE26 5HD

Location

The property is situated on the corner of Worsley Bridge Road and Station Approach adjacent to Lower Sydenham Station.

The property is within the development of Dylon Works comprising of over 220 units with an adjacent Bellway development of 159 units.

Lower Sydenham Station provides direct trains into Charing Cross, London Bridge and London Waterloo East all within 25 minutes.

Description

The property measures 1150 sqft comprising of a large open space.

The commercial unit will be provided in shell and core condition with full glass dual aspect windows allowing for floods of natural light.

The property benefits for being adjacent to Lower Sydenham Station providing frequent commuter footfall.

The property is suitable for use class E purposes.

Accommodation

Ground Floor: 106.81 sqm 1150 sqft

Use Class

We understand the use class to be E.

Lease

The property is available by way of a new FRI lease. Terms to be agreed.

Rent - £30,000 per annum

Rates - Approx £6,500

VAT - All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC – Unit is currently shell and core. Adjacent commercial premises has EPC rating B. Report available on request.



New Homes

Land
Agency

Commercial

Chartered
Surveyors**All Enquiries:**Jack Tucker
Land ConsultantJack@pedderproperty.com

0208 702 9999

WORSLEY BRIDGE ROAD, SE26

Approx. Gross Internal Floor Area

1150 Sq. ft/106.81 Sq. m