

**Unit 3, Kangley Business Centre, Kangley
Bridge Road, Sydenham, London SE26 5AQ**



On the instructions of Mark Fry and Gary Shankland of Begbies Traynor, Joint Administrators to Croft (Printers and Bookbinders) Limited.

Industrial/Warehouse Unit 6,924 sq ft (643 sq m)

- Established distribution and industrial area
- Trade Counter potential
- Site area 0.40 acres (0.16 ha)
- Prominent road frontage
- Freehold For Sale £525,000

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Situation

The property occupies a prominent position to form part of a small business centre on the west side of Kangley Bridge Road between Ridgewell Close and Burn Way.

Road communications are excellent with the A2218, A212, A21 and A205 South Circular Road all within close proximity.

The area is well served by public transport with Lower Sydenham main line station within 150 yards whilst a number of bus routes provide a frequent service to the surrounding districts.



Description

An end of terrace industrial/warehouse unit being of a steel frame construction with brick elevations under a multi pitched and light steel trussed north lit roof together with first floor offices at the front.

- Headroom 9'9" (3.0 m)
- Loading door 9'9" x 13'9" (3.0 m x 4.2 m)
- Secure yard 3,000 sq ft (279 sq m)
- Forecourt parking – 11 vehicles
- Male and female WC's
- Kitchenette

- Refurbished throughout
- Gas fired heating

Floor Areas

All gross internal floor areas are approximate

Warehouse	6,208 sq ft	577 sq m
Offices	716 sq ft	67 sq m
Total	6,924 sq ft	643 sq m

Tenure

Freehold

Price

Offers are invited in the region of £525,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
Tel: 020 7955 8454
Fax: 020 7403 1947

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2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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