

Maybrey Works
Worsley Bridge Road
Sydenham
London
SE26 5AZ



Industrial Warehouse Units - B1(c), B2 & B8 Use

TO LET / FOR SALE

Various units from 2,000 - 51,387 sq ft



Location

The site lies close to the corner of Station Approach and Worsley Bridge Road, which is approximately 5 miles South East of Central London. The site is in close proximity to Lower Sydenham railway station providing regular services to Charing Cross, Cannon Street. Journey time to London Bridge is approx 15-20 minutes.

Description

A single storey factory unit of steel truss constructions with brick elevations having been broken up in to smaller units. The internal height to the truss is approximately 3.65m. The front two storey section (former offices) are brick built with a flat roof. There is a small forecourt area providing loading and parking facilities. The units would suit a variety of occupiers within B1(C), B2 and B8.

Legal Costs

Each party is to bear their own legal costs.

EPC

A copy of the current Energy Performance Certificate(s) is available upon request.

Terms

A new lease(s) to be agreed from £8 per sq ft exclusive at a rent to be agreed depending on the volume of space required. Rents will be plus VAT.

Offers are invited on an unconditional basis for the freehold with vacant possession.

For further enquiries and to discuss the opportunity further please contact the agents.

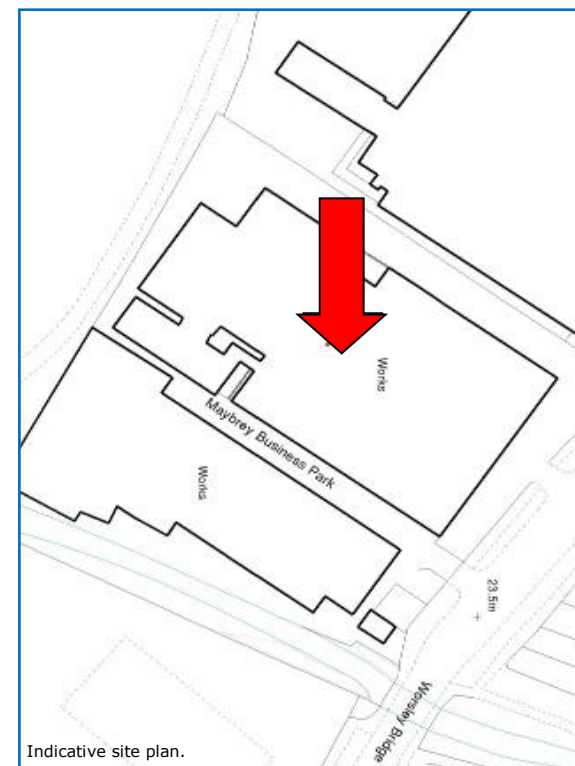
Rates

Interested parties should make their own enquiries through the [VOA](#) or the Local Authority. Business rates are available upon request.

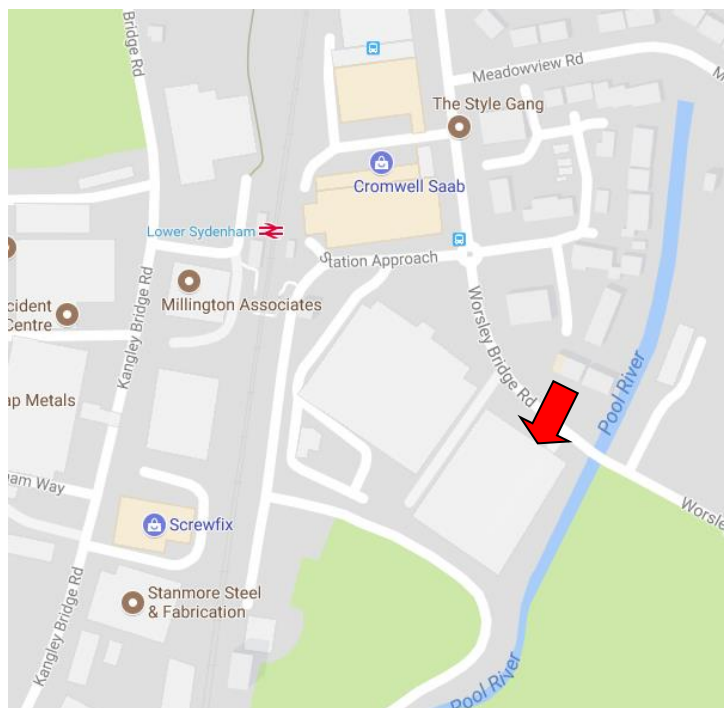
Floor Areas (approx) GIA

There are various units available on the site starting from circa 2,000 sq ft up to approximately 51,387 sq ft.

For further information please contact the agents who can send through the latest availability or discuss the options.



Indicative site plan.



RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

<http://www.commercialleasecode.co.uk>

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Viewing

Viewings are available strictly through sole agents Grant Mills Wood:-

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