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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 8,182 SQ FT (760.11 SQ M)**

**Unit B4, Trade City Sydenham, Bell Green, London, SE26 4PR**

**DESCRIPTION**

Modern trade counter unit available on a well established South London industrial/trade estate.

The unit is of a steel portal frame construction with glazed frontage and ample parking/loading.

**LOCATION**

The units are located in Bell Green, a popular area for London's trade counter, retail and industrial occupiers. Located just off the A205 South Circular, the property sits in an easily accessible South London location and also benefits from good road links into central London and the M25.

The property is accessible via public transport from Lower Sydenham Train Station and via various bus routes.

Local occupiers include:



**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	8,182	760.11

**AMENITIES**

- Eaves height 7.6m
- Established trading estate
- 8 Car parking spaces
- Roller loading door
- Security shutters

**RENT**

£165,000 per annum.

**TENURE**

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

**BUSINESS RATES**

Estimated at £8.65 per square foot.

**VAT**

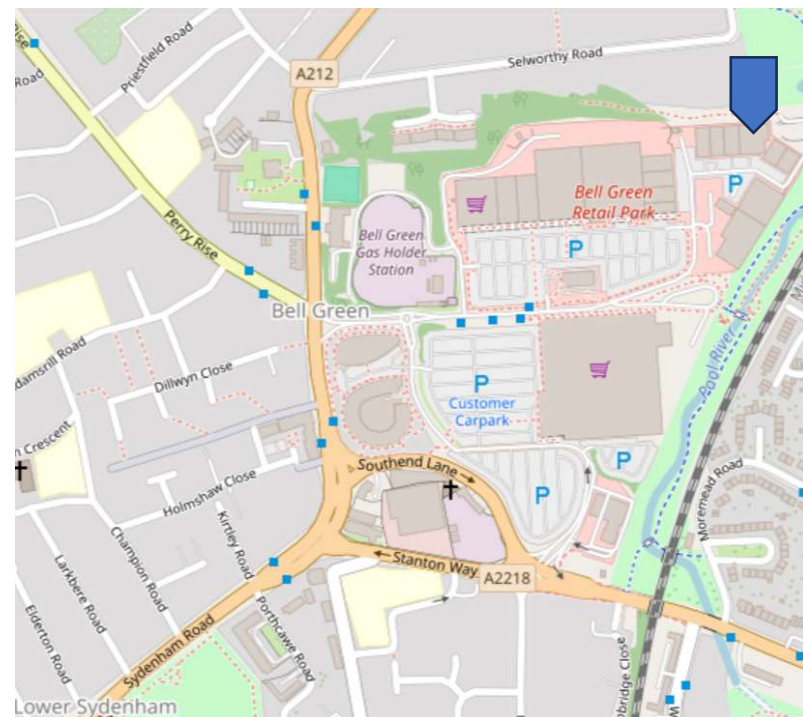
VAT will be chargeable on the terms quoted.

**EPC**

The property has an EPC rating of B.

**VIDEO**

<https://youtu.be/dJ-thX6kZ6o>



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