



- Commercial building to let
- Planning use class E
- Measures 2,052sqft (over ground and first floors)
- 2 designated car parking spaces
- 0.1 miles from Lower Sydenham Station
- Guide rent: £50,000 per annum

## Description

An opportunity to rent a two-storey commercial building in Lower Sydenham. Unit A2 Broomsleigh Business Park is part of a wider block of light industrial/office units built in the 1980's.

The two-storey building comprises 2,052sqft of space across ground and first floors. The ground floor (c.1,026sqft) comprises a large open-plan commercial space, reception area, management office, 2 x storeroom and W/C. The first floor (c.1,026sqft) also comprises a large open-plan commercial area, a management office, board/training room and staff kitchen. The building also benefits from intruder alarm, air conditioning and a security roller shutter to the front. There are two designated car parking spaces for Unit A2 within the Business Park.

The unit benefits from the flexible 'E' use class and as such, would suit a wide range of uses including retail, office, clinic, professional services, light industrial, indoor fitness, hospitality and day nurseries.

The building was recently re-painted both externally and internally is available unfurnished and ready for occupancy.

## Business Rates

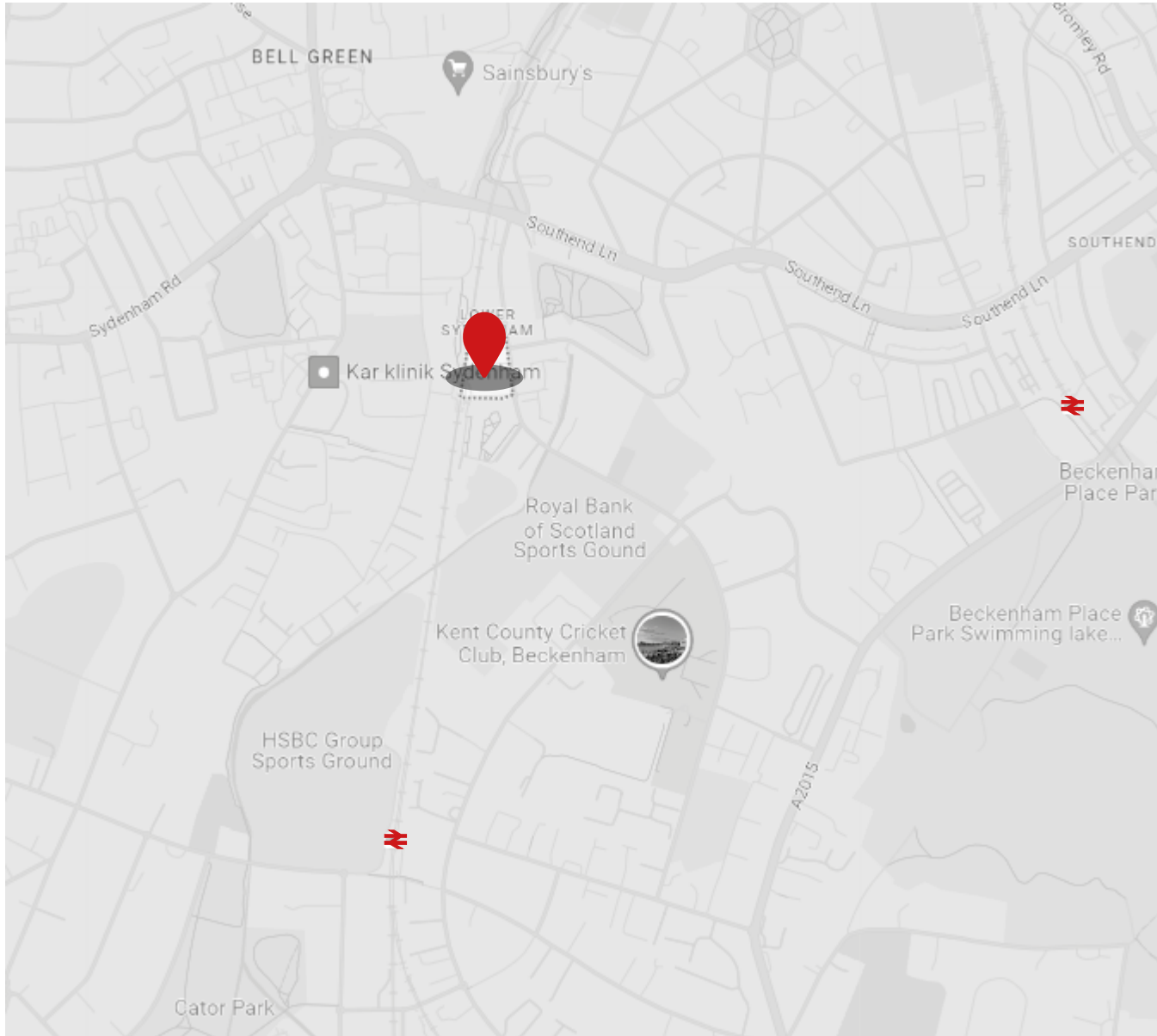
According to the summary valuation effective from 1st April 2023, the rateable value for the property is £26,500. We understand rates payable are therefore approximately £13,250 per annum for the period 2025/2026, however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Unit A2, Broomsleigh Business Park, Lower Sydenham SE26 5BN

Commercial building to let







## Location

The property is located just 0.1 miles from Lower Sydenham Station (Zone 4) with direct connections to London Bridge in 14 minutes.

Vehicular route wise, the property is located at the lower end of Worsley Bridge Road, close to the junction of Southend Lane that runs from Beckenham to Sydenham. 0.3 miles to the north of the property is Bell Green Retail Park, home to nationwide retailers including Sainsbury's, ALDI, Sports Direct, Next, B&Q, Halfords, Curry's, Toolstation and Pets at Home. 0.1 miles southeast of the site is the 18 hectare Kangley Bridge Road industrial area, home to multiple independent and national operators.

## Terms

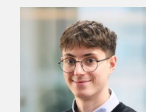
A new Fully Repairing and Insuring lease is available at a guide rent of £50,000 per annum.

## EPC

The EPC rating for the property is C. A copy is available upon request.

## Viewings

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



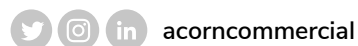
## Contact



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