



Subject To Vacant Possession
Basement Space To Let – Adjacent ● **PUREGYM**
Suitable for Leisure, Competitive Socialising, Escape Rooms etc (STP)

LOCATION

Sydenham is an affluent district located in south east London, shared between the Boroughs of Lewisham, Bromley and Southwark, with a local population of approximately 17,377 people.

The property is positioned at ground and lower ground floor levels within a larger mixed use building at the junction of Kirkdale, Westwood Hill and Sydenham Road. Kirkdale is a busy link road between Sydenham and Forest Hill.

The property is just a few minutes' walk from Sydenham mainline station which provides good communication links into central London and surrounding areas. The property services an extremely densely populated residential catchment in surrounding areas, conveniently situated between Crystal Palace, Forest Hill, Bromley and Lewisham.

The unit is positioned adjoining a **Pure Gym** with **Nando's** and a **Sainsbury's Local** in the vicinity. The upper parts are currently being redeveloped to provide 31 studio, one bedroom and two bedroom warehouse style apartments.

ACCOMMODATION

The property is arranged over the ground and lower ground floors, with the following approximate dimensions and net internal floor area:-

Ground Floor	110 sq m	1,184 sq ft
Lower Ground Floor	744 sq m	8,008 sq ft
Total Floor Space	854 sq m	9,192 sq ft

Note: An additional 1,076 sq ft (100 sq m) can potentially be made available on the lower ground floor but with ground floor access from Spring Hill at the rear – further details and plans on request.

TERMS

The property is available by way of a new 15 year effectively full repairing and insuring lease at a commencing rental of **£75,000 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band E. A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from 2026 £47,000

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

Please note that staff are not aware that the property is being marketed.

For further information or to arrange an inspection of the property please contact sole agents:-

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