



1-3 Gateway Business Centre

KANGLEY BRIDGE ROAD,
SYDENHAM LONDON SE26 5AN

TO LET

NEWLY REFURBISHED

**Modern Industrial/Warehouse Unit
19,978 Sq. Ft. (1,856 M²)**

With Generous Fenced Yard & Car Parking



LOCATION

Gateway Business Centre, Kangley Bridge Road, Lower Sydenham. Kangley Bridge Road is accessed from Southend Lane (A2218), which connects to the South Circular (A205) and the A21. The area is characterised by a mix of commercial and residential property, with the primary industrial/warehouse estates close by being Gardner Industrial Estate, Kangley Bridge Road and Trade City. Lower Sydenham railway station is approximately 400 metres from the site and provides regular services to London Bridge in a journey time of approximately 20 minutes.



DESCRIPTION

The property comprises a purpose built steel portal framed warehouse unit clad in profile steel to walls and roof. Salient features of the property are as follows:

Modern unit, built 2005

Recently Refurbished

Available Immediately

7.5 metres to eaves (6.5 metres clear internal height)

37.5 Kn per m² floor loading capacity

Three insulated warehouse loading doors

Fenced and gated site

Air-conditioned office accommodation

Fitted Kitchen

Ground and first floor WCs

EV Charging

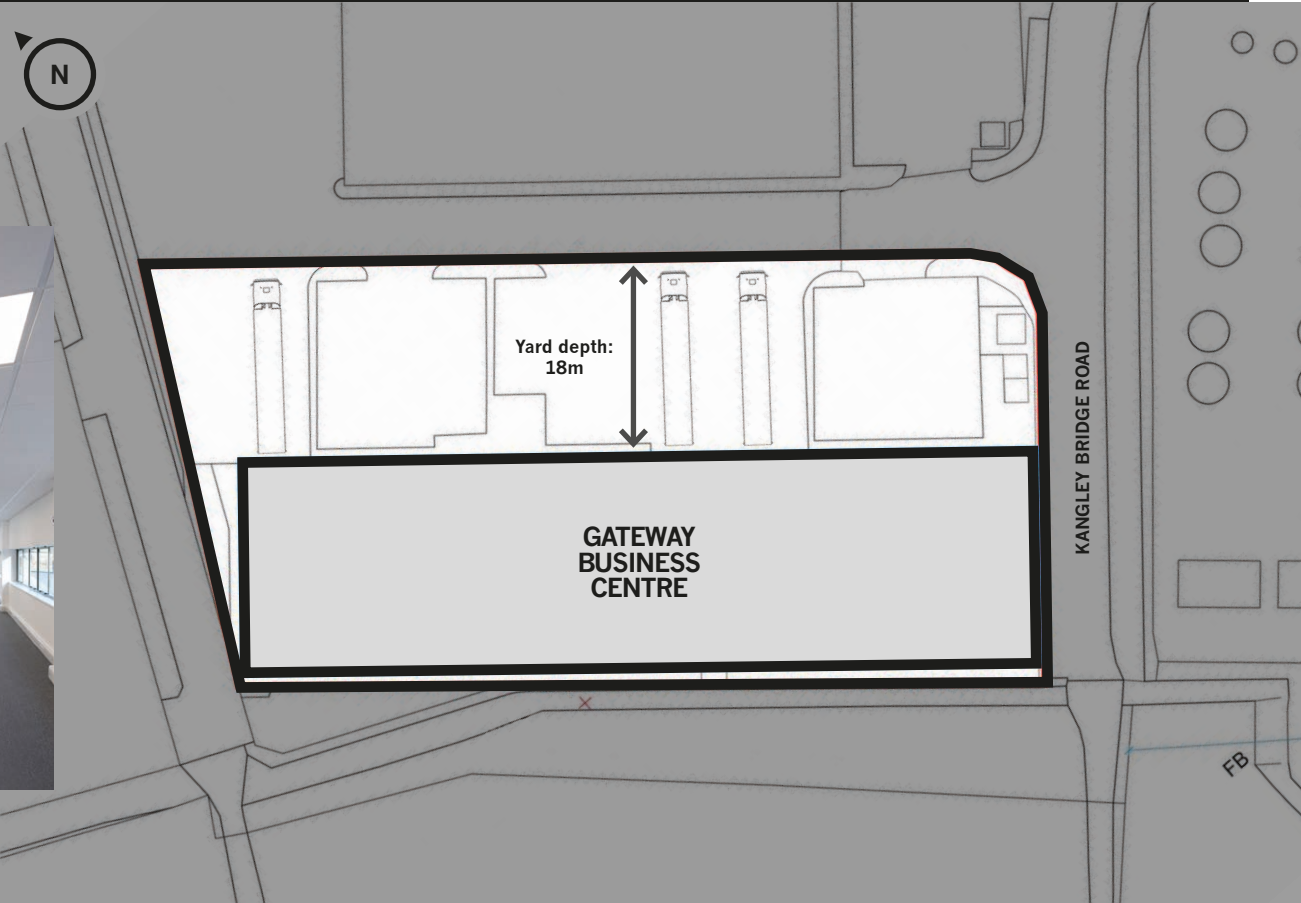
Walking distance to Lower Sydenham train station



ACCOMMODATION

The property has the following gross internal areas:

Ground Floor	16,215 sq ft	(1,506.4 m²)
First Floor Offices	1,584 sq ft	(147.2 m²)
Mezzanine	2,179 sq ft	(202.4 m²)
TOTAL	19,978 sq ft	(1,856.0 m²)



RENT

£22.00 per sq. ft. exclusive.

VAT

The property is elected for VAT and therefore VAT will be payable on rent and all other charges.

TERMS

The property is available on a new lease with terms to be negotiated.

BUSINESS RATES

The property is assessed for business rate purposes as follows:

Warehouse & Premises	
Rateable Value	£300,000

Interested parties are advised to contact Bromley Borough Council in regard to exact rates payable on 0300 303 8659.

ENERGY PERFORMANCE CERTIFICATE

Band B (42) valid until
7th January 2036

LEGAL COSTS

Each party to bear their own legal costs.



VIEWING

Strictly by appointment
via the sole agents:



Richard Turnill MRICS

07764 476915

richardt@watsonday.com

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) All rents, prices or other charges given are exclusive of VAT; 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated; 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them; 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property. January 2026

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