

**TO LET**  
**E-CLASS UNIT**  
**1,647 SQ FT (153 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**HOME PARK, SYDENHAM ROAD, LONDON, SE26 5SE**

## LOCATION:

Home Park in Sydenham is well-connected and surrounded by excellent local amenities. The park sits moments from Sydenham Road, with a wide range of cafés, shops, and services nearby, as well as Bell Green Retail Park within easy reach. Multiple bus routes, including the 202, 450, 194, and 356, provide direct links across South London, while Sydenham Station offers both London Overground and Southern services into London Bridge, Canada Water, Shoreditch, and beyond. This prime location combines green space, strong transport connectivity, and local convenience.

## DESCRIPTION:

The former toilet block at Home Park offers a unique commercial opportunity within a prominent local green space. The building is in a dilapidated condition but provides circa 1,600 sq ft at ground floor level, suitable for a variety of Class E uses. A rent-free period will be offered to allow for refurbishment, giving incoming tenants the chance to create a bespoke space tailored to their business. Positioned adjacent to Sydenham Road and benefitting from strong local footfall, this site presents excellent potential for a creative and community-focused occupier.





**SIZE: 1,647 Sq Ft  
(153 Sq M)**



**RENT: £21,500 pa**



**COSTS:**

VAT: VAT is payable on the rent and service charge.



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



**CONTACT:**

Jack Scotter

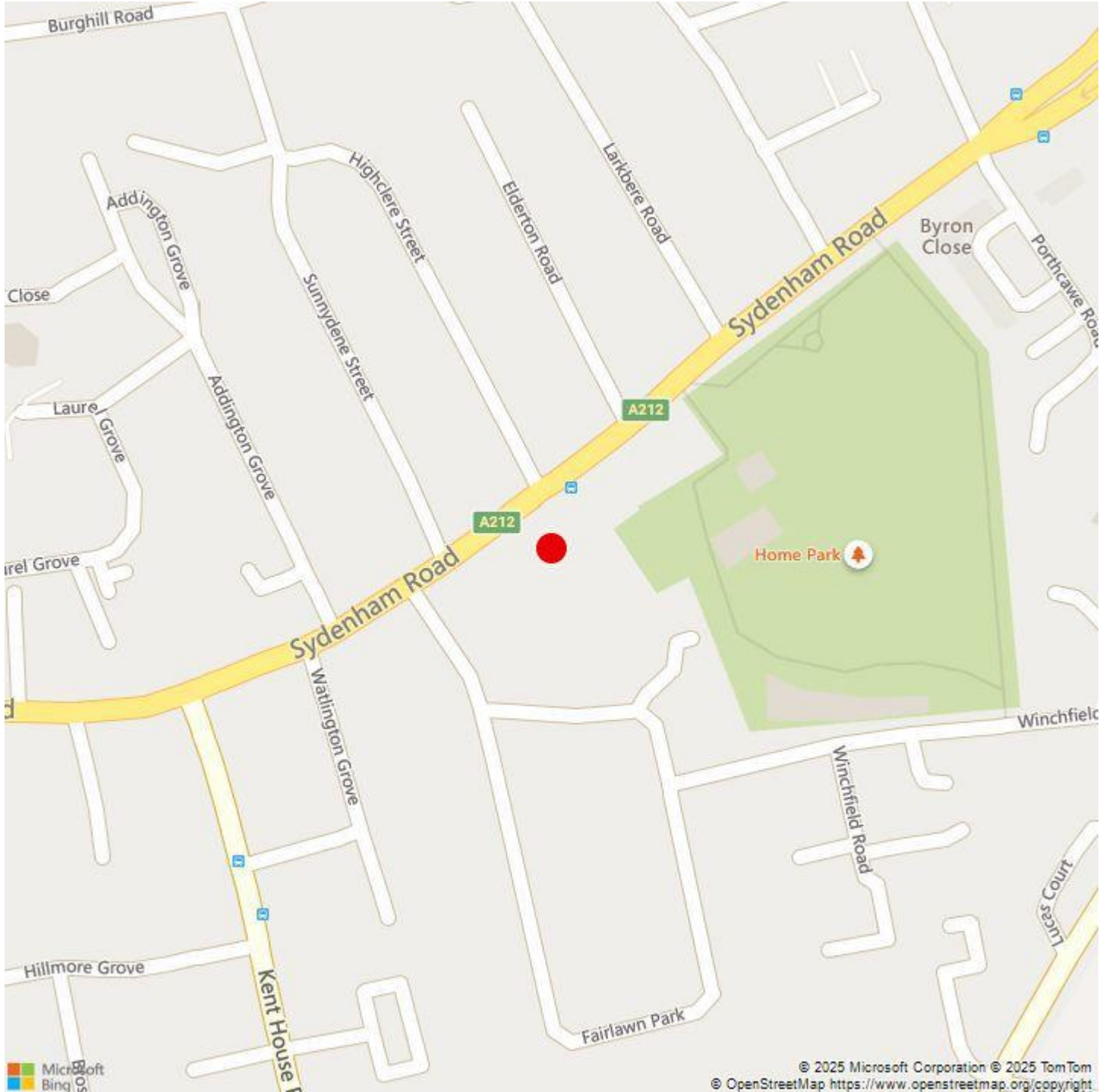
[0207 403 0600](tel:02074030600)

[jacks@kalmars.com](mailto:jacks@kalmars.com)



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