

Former Car Showroom Workshops & Parking

(Site area 0.44 acre)

TO LET

- New Lease Available
- Large Showroom
- 3 x Workshops
- Offices & Int Storage
- 30 Car Spaces
- 1 Bed Flat
- Suit Many Uses

485-487 Upper Elmers End Road
Beckenham, Kent BR3 3DB



Location

Beckenham is a town on the outskirts of Southeast London within the London Borough of Bromley. It borders the London Borough of Lewisham and is located 8.4 miles from Charing Cross. Due to its proximity to Central London, it is served by nine railway stations (Beckenham Junction, Clock House, Birkbeck, New Beckenham, Ravensbourne, Kent House, Elmers End, Eden Park and Beckenham Hill)

The property is situated along the southern end of Upper Elmers End Road (A124), positioned in-between residential houses and very close to **Sainsburys Local**, **Eden Park Garden Centre**, **Toby Carvery**, and other localised businesses.

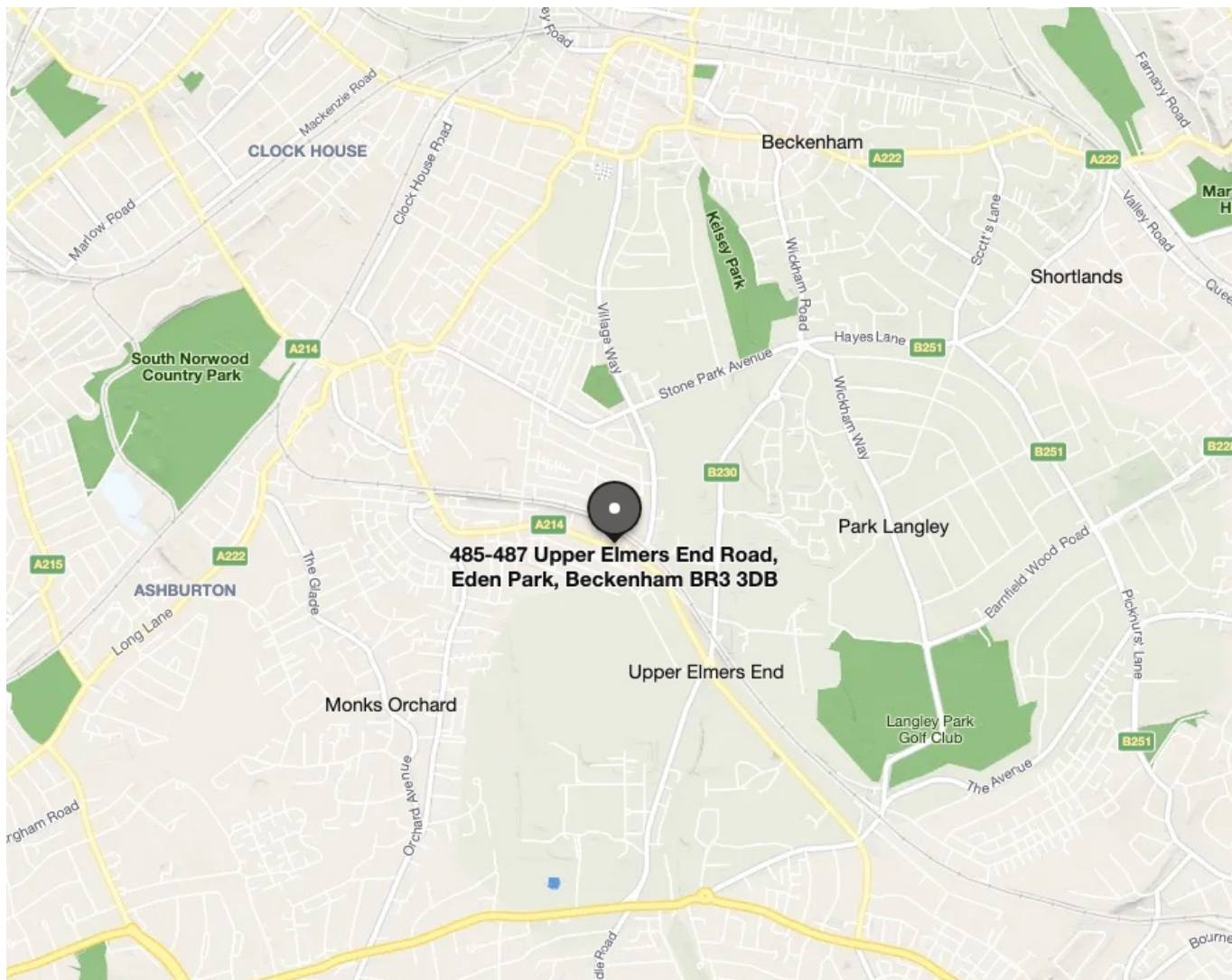
Nearest train station is **Eden Park Station** (southern railway), a 3-minute walk away.

Description

Comprising a former car showroom, with workshops, offices, storage, and parking on a site area of 0.44-acre, approximate sizes and areas are below: -

	Area	m2	sq. ft
	Showroom	296.81	3194.86
	Office	13.11	141.12
Comb.	Int Storage	39.73	427.65
	Kitchen	7.78	83.74
	Workshop	114.48	1232.26
External	Workshop	86.72	933.45
External	Workshop	99.09	1066.60
External	Storage	20.45	220.12
Mezz	Int Storage	160.12	1723.53
	Staff Toilets	6	64.58
	Total	844.29	9087.93





Amenities

Spaces for approximately 30 Vehicles
Excellent Frontage
Air-Conditioned
1 bed Flat (Unmeasured)
Stand-alone site
Suspended ceiling

Terms

By way of a new Fri lease for a minimum term of 10 years

Rent

Offers are sought in the region of **£120,000 pax**

Rates:

RV - £59,000

RM – 51.2p

RP - **£30,208 pa**

(n.b interested parties should contact London Borough of Bromley for verification of these figures)

EPC

Available upon request

Legal Costs:

Each party to pay their own legal fees

Viewing strictly by appointment only via sole agents

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