

**LIGHT INDUSTRIAL UNIT
FOR SALE
2,739 SQ FT (254 SQ M)**

KALMARs

COMMERCIAL

020 7403 0600



**UNIT 6 BESSEMER PARK, 250 MILKWOOD ROAD, LONDON, SE24
0HG**



LOCATION:

Bessemer Park is located 0.4 miles from Herne Hill station, on Milkwood Road, which runs from the junction at Halfmoon Lane north to Coldharbour Lane. The property is only four miles from the City and West End and a mile from the A205 South Circular, providing excellent accessibility to Greater London, something that is essential to many businesses. Herne Hill station provides services to London Victoria and Blackfriars, which connect with the underground.

The surrounding area is a mix between industrial estates and residential dwellings on the other side of Milkwood Road. Other occupiers within Bessemer Park include e-commerce businesses, online delivery company Getir, food and drink operators and other traditional industrial businesses.



DESCRIPTION:

Bessemer Park comprises 25 self-contained business units, the majority of which are arranged over ground and first floor. Each unit benefits from at least three car parking spaces. Unit 6 comprises a middle terrace light industrial / warehouse unit over ground and first floor that was previously occupied by a hand and wall rail manufacturer. The ground floor workshop benefits from a roller shutter entrance and loading bay, the height of the shutter is 3.26m. The estate has 24-hour security which is paid for in the service charge.





SIZE: 2,739 Sq Ft (254 Sq M)



**SALE PRICE: £900,000
O.I.R.O.**



COSTS:

RATES PAYABLE: The Rateable Value for April 1 2023 will be £41,750.

VAT: VAT is to be confirmed.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

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

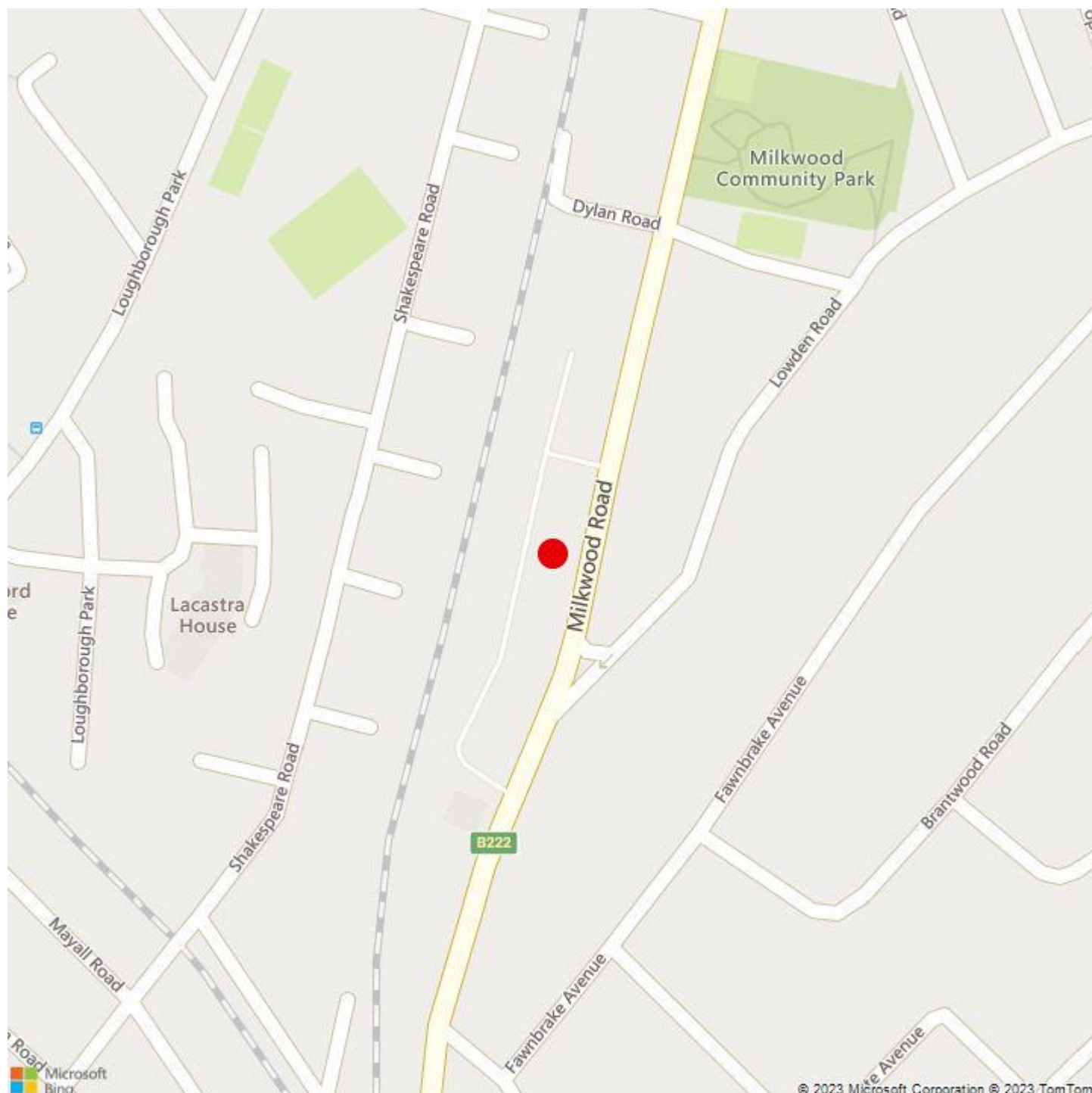


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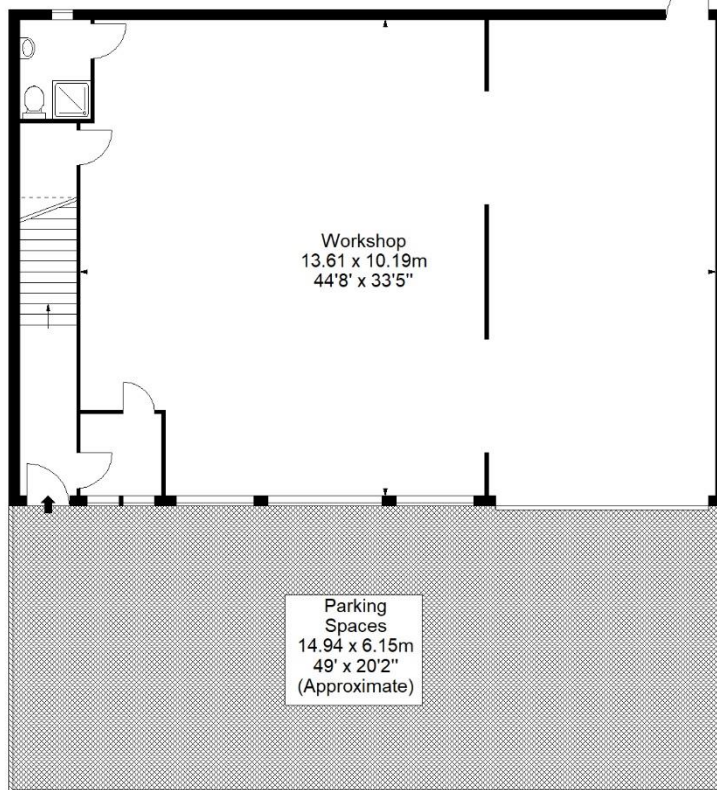


FLOOR PLAN

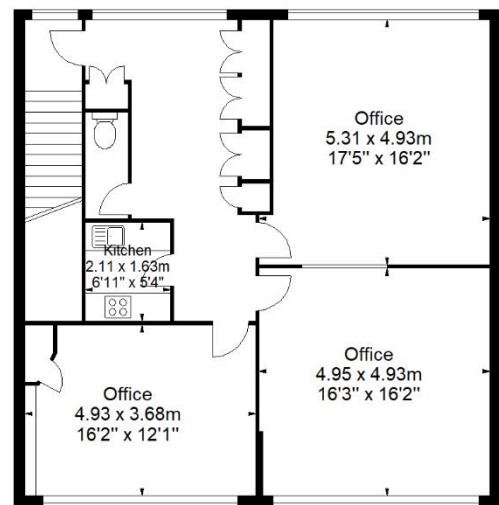
Bessemer Park,
Milkwood Road,
London, SE24

Approx. Gross Internal Area *
2739 Ft² - 254.45 M²

Fire
Exie



Ground Floor



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2023

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