



**YARD 1 LONDON ROAD, HACKBRIDGE,  
LONDON, SM6 7BJ**

***£75,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

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## Full Description

Industrial space & yard available to let or buy

The property comprises open yard / hard standing area, standard steel framed industrial unit with mezzanine level and additional covered storage space, recently occupied by a scaffold business the site is now fully vacant

Main building: 3,034 sq ft  
Mezzanine: 1,800 sq ft  
Additional Store: 1,142 sq ft  
Hard Standing: 5,780 sq ft  
Measurements are approximate

## Location

The site is situated on the Eastern side of the A237 London Road adjacent to Hackbridge Rail Station offering services to London Victoria in under 30 minutes

Hackbridge is a leafy suburb in the London Borough of Sutton and offers the best of both worlds with quick and easy access to Central London and other local towns such as Wimbledon, Sutton and Croydon and also listed as one of the greenest boroughs with 89 parks and green spaces, the nearest being Beddington Park boasting 143 acres just a 0.3 miles away

## Terms

Short let is required although offers for longer term may also be considered at an increased level

Asking Rent £75,000 pa

Offers to purchase will also be considered: Guide Price £1,500,000 Freehold

## Viewing

Whilst some of the land is accessible to the public it is still an active industrial site and interested parties should contact Christopher St James 020 8545 0591 to pre book time slots

## VAT

The property is not elected for VAT

## Legal Costs

Each party are responsible for their own legal expenses



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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