

COMMERCIAL UNITS TO LET/FOR SALE  
THE UNITS BENEFIT FROM  
USE CLASS B1(A-C)

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# MAYBREY WORKS

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SYDENHAM



# COMMERCIAL OPPORTUNITIES

AT MAYBREY WORKS YOU ARE EXCELLENTLY PLACED TO BE WITHIN EASY REACH OF THE WHOLE OF LONDON, HOME TO A WEALTH OF INDEPENDENT TRADERS.



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**DEVELOPMENT NAME**  
Maybrey Works

**DEVELOPMENT ADDRESS**  
Worsley Bridge Road  
Lower Sydenham  
London

**POSTCODE**  
SE26 5AZ

**SUMMARY**  
Maybrey Works offers a unique opportunity to deliver high quality commercial prospects in the Lower Sydenham area, within Use Class B1(a-c).

The residential at Maybrey Works is a collection of 159 contemporary one, two and three-bedroom apartments that have been designed to cater for lifestyles of today.

**LOCATION**  
Lower Sydenham falls in the London Borough of Bromley. The site is located approximately 9 miles south of central London and is bordered by Lewisham and Southwark to the North and Croydon to the West. Lower Sydenham offers an array of local amenities including restaurants, cafés, and bars. Local parks such as Southend Park and Beckenham Place Park are just 5 minutes and 17 minutes' walk away respectively.

In terms of retail accommodation, Sydenham Road is located a 20-minute walk from the site, which is home to a wide selection of independent retailers, coffee shops, supermarkets, bars, restaurants, and a comedy club. Bell Green Retail Park is one mile from the site, housing further retail offerings in the form of supermarkets, fashion, and homeware stores.

**A DEVELOPMENT BY**  
**BELLWAY LONDON**  
Bellway London has been building throughout the UK for 75 years, creating outstanding properties in desirable locations. During this time, Bellway London has earned a strong reputation for high standards of design, build quality and customer service.

From the location of the site, the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process. We create developments which foster strong communities and integrate seamlessly with the local area.

**LOCAL AUTHORITY**  
Lewisham

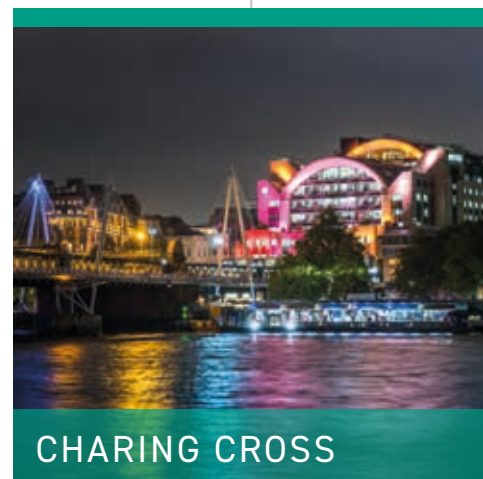
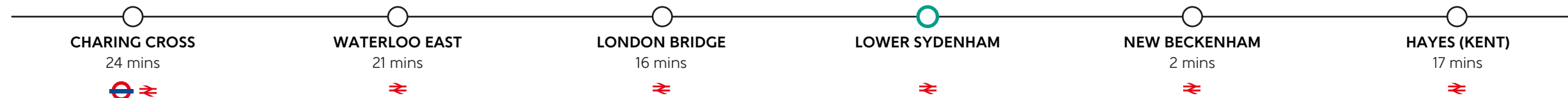


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# CONNECTED TO THE CITY AND BEYOND

## MAYBREY WORKS



CHARING CROSS

Charing Cross is in the heart of London, with easy walking distances to Trafalgar Square, Covent Garden, and all the attractions that the West End has to offer.



WATERLOO EAST

London Waterloo is within easy reach of Waterloo East station. Offering commuters vast travel opportunities to the South west of England.



LONDON BRIDGE

Mouth-watering cuisine, award-winning attractions and Europe's tallest building - it's all at London Bridge and it's all amazing.

## BY ROAD OR RAIL, SYDENHAM IS PERFECTLY PLACED FOR TRAVEL

The town offers excellent connections, with Lower Sydenham train station just a 2 minute walk from the site, with fast links to central London, including London Bridge, Waterloo East and Charing Cross. Bromley town centre can be reached by car in 10 minutes, with Croydon and Lewisham town centres just over 20 minutes away by car.

- LOWER SYDENHAM STATION
- A205 CIRCULAR ROAD
- BROMLEY TOWN CENTRE
- CRYSTAL PALACE PARK
- THE GLADES BROMLEY
- DULWICH VILLAGE
- CROYDON & LEWISHAM TOWN CENTRES
- BELLINGHAM LEISURE CENTRE

- 2 MINUTE WALK
- 5 MINUTE DRIVE
- 10 MINUTE DRIVE
- 15 MINUTE DRIVE
- 17 MINUTE DRIVE
- 20 MINUTE DRIVE
- 20 MINUTE DRIVE
- 21 MINUTE WALK

# DEVELOPMENT PLAN



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Hard and soft landscaping is indicative only.



# COMMERCIAL UNITS

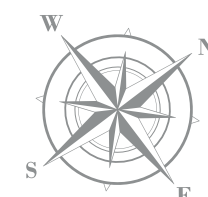
Use Class B1(a-c)



BLOCK	UNIT	SPECIFICATION	AVAILABILITY	GIA (SQ M)	GIA (SQ FT)	ASKING PRICE
Asterley Court	1	Shell & Core	Current Marketing Suite	Ground Floor 265 Mezzanine 125 Total 400	Ground Floor 2,842 Mezzanine 1,340 Total 4,305	£878,000
Gatesby Court	2	Shell & Core	Available	129	1,393	£348,250
Gatesby Court	3	Shell & Core	Available	235	2,525	£631,250
Warmsley Court	4	Shell & Core	Available	185	1,991	£497,750
Jessop Court	5	Shell & Core	Available	99	1,061	£265,250
Delta Court	6	Shell & Core	Available	87	933	£233,250

## AVAILABLE COMMERCIAL UNITS

All the units have 6 metre ceiling heights, and 3 phase, 100-amp power supply. All the units will be delivered in Shell & Core condition, except for Unit 1 which is currently being used as the marketing suite and has therefore been fitted out. Unit 1 will not have a mezzanine level installed, this can be installed by the purchaser.



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# COMMERCIAL UNITS

Use Class B1(a-c)

ASTERLEY COURT - UNIT 1

COMMERCIAL UNIT  
CURRENT MARKETING SUITE

Ground Floor - 2,851 sq.ft. / 265 sq.m.  
Mezzanine - 1,340 sq.ft / 125 sq.m.  
Total - 4,305 sq.ft / 400 sq.m.

GATESBY COURT - UNIT 2

COMMERCIAL UNIT

Available now  
1,393 sq.ft. / 129 sq.m.

GATESBY COURT - UNIT 3

COMMERCIAL UNIT

Available now  
2,525 sq.ft. / 235 sq.m.

WARMSLEY COURT - UNIT 4

COMMERCIAL UNIT

Available now  
1,991 sq.ft. / 185 sq.m.

JESSUP COURT - UNIT 5

COMMERCIAL UNIT

Available now  
1,061 sq.ft. / 99 sq.m.

DELTA COURT - UNIT 6

COMMERCIAL UNIT

Available now  
933 sq.ft. / 87 sq.m.

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#### PLANNING

The units benefit from flexible planning consent for Use Class B1(a-c).

#### TIMING

Available for occupation immediately.

#### TERM

Properties are available to purchase on a long leasehold of 999 years. Alternatively, properties are available to lease for a term to be agreed.

#### PRICE

Price upon application. Alternatively, properties are available to lease. Further information upon request.

#### SERVICE CHARGE

Each of the units will contribute towards the service charge of the development. Further details on request.

#### PARKING

Available on request.

#### VAT

The purchase price and rent will be subject to VAT at the prevailing rate.

#### BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries to the Lewisham Council Business Rates department.

#### EPC

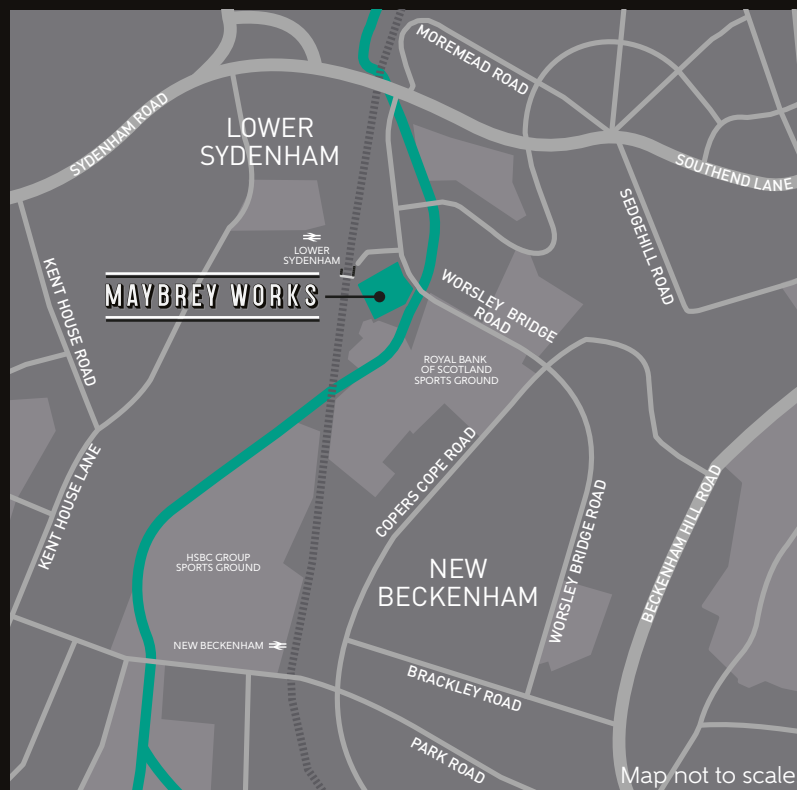
Available at your request.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction. The prospective tenant/purchaser is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

#### VIEWING

Strictly by prior appointment with the selling agents.



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