

## FIRST FLOOR OFFICE SPACE AVAILABLE FOR SHORT TERM LETTING



2 FIRST FLOOR OFFICES IN  
CENTRAL BEXLEYHEATH TO LET

FRONT OFFICE OF 18.655sq m. /  
203 sq. ft.

REAR OFFICE OF 9.521 SQ M. / 100  
SQ FT.

INCLUDES A KITCHEN AREA  
AND A SHOWER ROOM

WALKING DISTANCE OF TOWN  
CENTRE & TRAIN STATION

AVAILABLE ON FLEXIBLE LEASE  
TERMS

**First Floor 224 Broadway**

**Bexleyheath**

**DA6 7AU**

**Tenure: TO LET**

**Rental: £14,000 per annum**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Bexleyheath is a modern town which is situated in the London borough of Bexley around 12 miles south-east of Charing Cross and 9 miles west of the busy shopping centre, Bluewater. Further to this over the past few years the Broadway has undergone significant investment in infrastructure to rejuvenate the town therefore a premises on this stretch represents an excellent opportunity.

The subject premises benefits from a busy trading position with a high volume of passing trade both from walking and vehicular throughout the day and evening.

The area has excellent transport links with easy access to the A2 with links to London, the M2, M25 and the Dartford Crossing. Bexleyheath has its own mainline train station with services into London Victoria, Charing Cross and Canon Street, with a journey time of between 33 & 40 minutes. Bexleyheath bus station is centrally located and is within walking distance.

**DESCRIPTION:**

Two first floor offices which are accessed by a recessed entrance fronting onto the Broadway and then stairs which lead up to a private entrance door.

Entrance is into a tea making area of around 40 square feet where along one wall is a worktop with an inset sink unit and cupboards under and over. From here leads into a main kitchen area approaching 100 square feet which includes an electric hob and oven plus wall cupboards. Separate doors then lead into the two offices plus to a shower room with toilet and hand basin.

Office 1 - A bright open plan office with two double glazed windows overlooking the Broadway. The office measures approximately 13' 8" x 14' 7" (203 sq. ft.)

Office 2 - An office with a double glazed window out to the rear which measures approximately 9'6" x 10'10" (97sq. ft.).

**TENURE:**

The offices are available on flexible lease terms at a commencing rental of £14,000 per annum.

**A rental deposit will be required**

**SERVICE CHARGE:**

TBC.

**RATES:**

Interested parties to make their own relevant enquiries with Bexley Council.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.** Hummerstone & Hawkins T: 0208 303 1061

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Office 1



Kitchen area