

HUMMERSTONE & HAWKINS

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BEXLEYHEATH - GROUND FLOOR WAREHOUSE TO LET



TOTAL FLOOR AREA OF
C. 512sq m / 5,511sq ft.

MAXIMUM CEILING HEIGHT
C. 6.858m / 22ft 5'

WALKING DISTANCE OF
TOWN & TRAIN STATION

SEPARATE LADIES AND
GENTLEMEN TOILETS

4 PARKING SPACES
AVAILABLE WITH PREMISES

AVAILABLE ON NEW LEASE
TERMS

Unit 3, Crown House,

Queen Street,

Bexleyheath, DA7 4BT

Tenure: TO LET

Rental: £55,000pa + VAT

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is situated in a mixed commercial, industrial and residential area just off the busy Broadway around ½ mile from the centre of Bexleyheath. The Broadway is a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre. The Broadway is also a main bus route. Bexleyheath town has a busy shopping centre with a good mix of both local and national retailers. There are good road links to the A2 trunk road linking London and the south and also connecting to the M25 and Dartford Crossing. Bexleyheath has its own mainline train station which is located within walking distance of the subject property.

DESCRIPTION:

A ground floor warehouse forming part of a larger light industrial unit. The subject property is accessed via a ramp that leads up to doors which are secured by a shutter.

The premises is currently configured to provide an entrance reception, an office plus open plan warehouse space. The property includes separate ladies and gents toilets.

APPROXIMATE MEASUREMENTS:

Total floor area: 512sq m / 5,521sq ft

Maximum ceiling height: 6.858m / 22ft 5'

Ramp access doors: Width 1.645m / 5ft 4' x Height 2.074 / 6ft 8'.

We are informed that the premises includes 4 parking spaces. A 'pay & display' car park opposite the property provides parking.

TENURE:

The premises are available by way of a new Full Repairing & Insuring lease for a minimum term of 5 years.

The commencing rental is £55,000 + VAT per annum.

SERVICE CHARGE:

A service charge is levied in respect of the management, maintenance, air con service and repair of the common parts and structure. The current budget is £1,200pa.

VAT:

We understand that vat is to be added to the rent.

EPC:

The premises has an EPC rating of C.

RATES:

We understand from the Valuation Office Agency (VOA) website that the rateable value for the premises is £36,250 per annum.

Prospective parties are recommended to confirm rates payable by contacting the Rating office at the London Borough of Bexley council.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

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](mailto:Hummerstone & Hawkins)