

BEXLEYHEATH – 1st FLOOR OFFICE SUITE TO LET



First floor office suite available to let.

3 Professional businesses occupy the other offices on the 1st floor.

Suite 3 offers a floor area of C. 95.89sq m / 1,032sq ft.

The office suite has two parking spaces included.

Walking distance of the main town centre.

Central Bexleyheath / Easy access to the A2 + the main train station.

First Floor,

234 – 236 Broadway

Bexleyheath, DA6 8AS

Tenure: TO LET

Rental: £14,450pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is well located fronting on to the busy Broadway near to the junction with Albion Road. The unit benefits from substantial passing trade with the Broadway being a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre. The Broadway is also a main bus route. The town has a busy shopping centre with a good mix of both local and national retailers.

The area enjoys good road links with easy access to the A2 trunk road linking to London, the M25 and Dartford Crossing plus the M2.

Bexleyheath has its own mainline train station which is around half a mile and offers a journey time into London Victoria, Charing Cross and Cannon Street of between 35 & 45 minutes.

DESCRIPTION:

The subject property fronts onto the busy Broadway near to the junction with Albion Road and is arranged over the first floor above Weatherspoons.

The first floor comprises four office suites with Suite 1 let to a tuition centre, Suite 2 to an architect and Suite 4 being occupied by Surveyline.

An entrance door at the front of the building leads into a small lobby and stairs up to a first floor communal landing. Separate doors lead to Suites 1, 2 & 3. Suite 4 has separate access at the rear of the building.

The office suite being let are air conditioned (Not tested)

The first floor offices have a share of toilets and a kitchen.

The letting includes two parking spaces.

APPROXIMATE MEASUREMENTS:

Suite 3 – Main Office	15.62m x 4.83m
Front Office	4.00m x 4.46m
Total	95.89sq m / 1,032sq ft.

RENTAL:

Suite 3 – Commencing rental £14,450 per annum.

TERMS:

The premises are available by way of a new lease with terms to be agreed,

A minimum rental deposit of 3 months will be required.

EPC:

The premises has an EPC rating of C.

RATES:

We understand from the VOA (Valuation Office Agency) website that Suite 3 has a rateable value of £13,750 per annum. We would still advise all interested parties to make their own relevant enquiries with Bexley council and to confirm business rate relief and the actual rates payable.

SERVICES:

We are informed that each suite has its own electric meter.

Proportion of electric to be charged for communal areas.

Water is to be charged based upon number of occupants.

Building insurance to be charged based upon square footage occupied.

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](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.