

# HUMMERSTONE & HAWKINS

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## FIRST FLOOR OFFICE IN WELLING AVAILABLE TO LET



First floor office in Welling  
available to let.

Total floor area of approximately  
41.8sq m / 450.7sq ft.

Well located, high amounts of  
passing trade.

One parking space to rear, ample  
parking nearby.

Would suit a variety of uses, inc  
office and medical.

Available on a new lease or short  
term licence.

45a Upper Wickham Lane

Welling

DA16 3AD

Tenure: TO LET

Asking Price: £12,000 per annum

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property is located on the busy Upper Wickham Lane near to the junction with the A207 (Bellegrove Road/Welling High Street). Welling is situated approximately 7 miles south east of Central London and 5.5 miles west of Dartford within the London Borough of Bexley.

Nearby businesses along Upper Wickham Lane include Lidl, Superdrug plus a number of independent and specialist retailers.

The area has excellent road links with the A207 running westerly direction of Greenwich and an easterly direction of Dartford here upon connections can be made to the Dartford crossing. The main A2 trunk road passes close by, Welling has it's own mainline train station with a journey time into Central London of about 35 minutes.

**DESCRIPTION:**

A first floor office located above the long standing Welling Clinic which is accessed via the door to the right of the glazed shopfront. There is a small reception area which leads to a door to the stairs to the first floor unit.

As you reach the top of the stairs is the largest room of 12.4sq m which has a window backing onto the back of the unit and visible there is the car parking space. There are 3 other rooms to the front of the property measuring 6.8sq m, 11.6sq m and 11.06sq m.

There is one car parking space to the rear.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

**EPC:**

An EPC has been commissioned to be carried out.

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises would qualify for small business rate relief. We advise all interested parties to make their own enquiries with the relevant 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](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.

