

HUMMERSTONE & HAWKINS

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PART SHARE OF A GROUND FLOOR OFFICE PREMISES



COMBINED LET OF 2 WELL
PRESENTED OFFICES.

AVAILABLE ON A 12 MONTH
LICENCE AGREEMENT.

ALL BILLS TO BE INCLUDED
IN THE RENT.

FRONT OFFICE IS SUITABLE
FOR 2 POSSIBLY 3 PERSONS.

INTERNAL OFFICE IS IDEAL
FOR 1 PERSON.

ONE PARKING SPACE TO BE
INCLUDED.

3 LEWIS ROAD

SIDCUP

DA14 4NB

Tenure: TO LET

Rental: £1,050pcm (£12,600pa)

Hummerstone & Hawkins
0208 303 1061

LOCATION:

The subject premises forms part of a small neighbourhood shopping centre within a popular residential area. Other businesses within the parade include a Premier convenience store, a computer repair shop, a barbers and an upholstery business.

Lewis Road which is an area of predominately older style semi-detached houses is located around a mile from Sidcup train station, some 3 miles south of Welling and 2 miles south of Bexley.

DESCRIPTION:

This opportunity comprises of a part share of a ground floor office premises. The 2 offices that are available are located at the front of the building. The rear office is being retained by the landlord for his own use and the running of his company, Blink Telecoms. We understand that for the majority of time the rear will be occupied by between 3 & 5 members of staff.

INTERNAL DETAILS:

A part glazed frontage incorporating a single entrance door leads into an entrance hallway where immediately on your left is:

Office 1 – Ideal for 2 – 3 persons with a window to front, carpet tiled flooring, phone and power points.

Directly behind office 1 is a small passageway which separates office 1 & 2 and gives access to separate ladies and gents toilets.

Office 2 - Is an internal office with a part glazed partition separating it from the main hallway. The office would suit 1 person.

The offices have use of a good sized shared kitchen area which has a glass divide from the rear office.

TERMS:

The offices are available by way of rolling 12 month licence agreements.

The offices are available for immediate occupation at a rental £1.050pcm (Inc of bills)

The landlords being a telecom company can by way of separate negotiation provide a data feed and telephones.

All bills to include electricity, water, refuse collection etc are to be included in the rent.

RATES:

The rates payable are the responsibility of the landlords.

COSTS:

6 weeks deposit will be required

Rent to be paid monthly and in advance

Ingoing tenants to be responsible for the cost of preparing the licence agreement.

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



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.