

## END OF TERRACE OFFICE BUILDING FOR SALE



Former Labour office in Northumberland Heath for sale.

Well located – close to independent and national retailers, school and buses.

Double glazing and gas central heating throughout.

40ft Garden space with rear vehicle access.

Located one stop from Abbey Wood train station, direct links to London.

Property is in need of some updating inside.

**315 Bexley Road**

**Northumberland Heath**

**DA8 3EX**

**Tenure: FREEHOLD**

**Asking Price: £350,000**

**Hummerstone & Hawkins**  
**Tel: 0208 303 1061**

**LOCATION:**

Northumberland Heath is a commuter suburb which is situated between Bexleyheath and Erith and located some 19 miles south-east of Central London.

There is good access to the main A2 trunk road which connects to the M25 motorway and Dartford Crossing.

The property is located towards the southern end of Bexley Road enjoying a fairly prominent position within an established parade. The premises benefit from substantial passing trade both vehicular and pedestrian. Northumberland Heath is a densely populated area and continues to be popular. The road enjoys near full occupancy.

**DESCRIPTION:**

An older style end terrace building previously occupied by the Labour party who used the rooms as office space.

The property includes a rear garden.

We feel that the office space may also be suitable for therapy rooms, medical or conversion into residential conversion (STPP)

**MEASUREMENTS:**

Meeting Room - 25'4" (7.72m) x 13'4" (4.06m) : 337 sq. ft (31.34 sqm)  
NB Measured into the Bay.

Kitchen. - 9'0" (2.74m) x 5'4" (1.63m) : 48 sq. ft (4.47 sqm)

Office Area - 15'0" (4.57m) x 13'0" (3.96m) : 195 sq. ft (18.10 sqm)

Room 1. - 12'8" (3.86m) x 12'2" (3.71m) : 154 sq. ft (14.32 sqm)

Room 2. - 12'8" (3.86m) x 10'6" (3.2m) : 133 sq. ft (12.35 sqm)

Room 3. - 7'2" (2.18m) x 6'2" (1.88m) : 44 sq. ft (4.10 sqm)

**LEGAL FEES:**

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

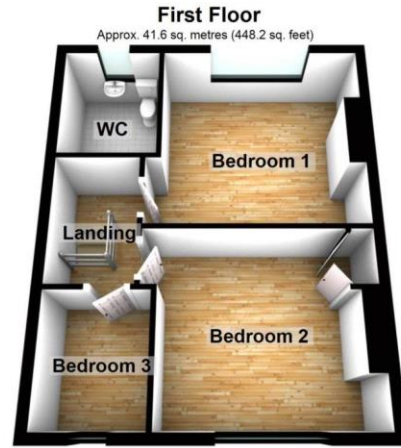
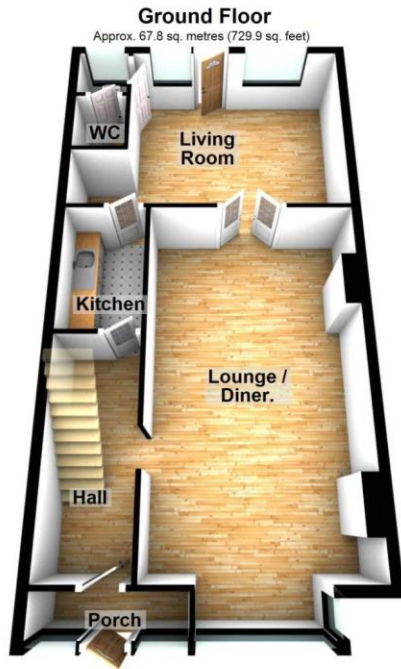
**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins T: 0208 303 1061



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.



Total area: approx. 109.5 sq. metres (1178.1 sq. feet)

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