

TWO OFFICES IN CENTRAL BEXLEYHEATH TO BE LET.



First and second floor office in Bexleyheath available to let.

Offices can be let individually or combined.

Located just on Bexleyheath Broadway, ample parking nearby.

First floor total floor area of 95sq m / 1022sq ft.

Second floor total floor area of 68sq m / 732sq ft.

Available on variable lease terms, immediate occupation acceptable.

240a Broadway

Bexleyheath

DA6 8AS

Tenure: TO LET

Rental: £13,000 - £16,000 PA

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property at the rear of 240 Broadway accessed via the Broadway or Queen Street. The area immediately surrounding the property comprise a mix of both commercial and residential properties. 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. There are good road links to the A2 trunk road linking London and the South.

DESCRIPTION:

Accessed via Queen Street or the Broadway, it is a 3 storey building with the ground floor currently trading as a care business. As you enter the office space the stairs are directly in front which take you up to the first floor where there is 2 toilets which will be divided for one for each floor.

On the left of the corridor is the first floor office which is a square shape with a few partitions to make separate offices. The total square footage of the unit is 95sq m / 1022sq ft. On the first floor there is also a rectangular shaped kitchen which will be shared between both floors.

There is another set of stairs which leads to the second floor which has an open plan rectangular area and 4 smaller offices to the side measuring a total of 68sq m / 732sq ft. This unit also features from 2 air conditioning units.

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.

First floor office is available at a rental of £16,000 per annum.
Second floor office available at a rental of £13,000 per annum.
Combined users would be considered.

EPC:

Milton House 240a Broadway BEXLEYHEATH DA6 8AS		Energy rating E
Valid until 26 December 2029	Certificate number 0140-0631-9379-8792-1092	

RATES:

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