

# HUMMERSTONE & HAWKINS

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## BEXLEYHEATH – STORAGE WITH LOADING BAY TO LET.



Ground floor storage of C. 88sq m / 947sq ft.

Office 1 at C. 13sq m / 141sq ft.  
Office 2 at C. 15sq m / 161sq ft.

Loading bay C. 51sq m / 549sq ft.  
Ceiling height C. 3.945m / 13ft.

First floor storage C. 259sq m / 2,787sq ft.

Kitchen area 22sq m / 237sq ft.  
5 / 6 parking spaces included.

Conveniently located nr to town  
centre with easy access to the A2.

**Unit 4, Crown House,**

**Queen Street,**

**Bexleyheath, DA7 4BT**

**Tenure: TO LET**

**Rental: £42,500pa + VAT**

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

**LOCATION:**

The subject property is situated in a mixed commercial, industrial and residential area just off the busy Broadway around ½ mile from the centre of Bexleyheath. The Broadway is a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre. The Broadway is also a main bus route. Bexleyheath 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 and also connecting to the M25 and Dartford Crossing. Bexleyheath has its own mainline train station which is located within walking distance of the subject property.

**DESCRIPTION:**

The property comprises a fairly sizeable storage unit with office space and loading bay arranged over ground and first floors forming a share of a larger building. We are informed that the premises includes 5/6 parking spaces. A 'pay & display' car park on Queens Road provides further parking.

Ground floor:

Pedestrian access is via a private entrance door from Queens Street leading into a hallway. Off the hallway are doors on your right leading into two separate offices, a toilet on your left, stairs leading up to the first floor plus a door directly in front providing access into the ground floor store area. From here there is a door leading into the kitchen area plus a doorway to the loading bay.

First floor:

Predominately a storage area with sloping ceilings.

Loading bay:

Vehicular access is from West Street and secured by an electric shutter. To the side is a pedestrian door.

**APPROXIMATE MEASUREMENTS:**

Entrance hall:

Office 1:	13sq m. / 141sq ft.
Office 2:	15sq m. / 161sq ft.
Ground floor storage:	88sq m. / 947sq ft.
Kitchen:	22sq m. / 237sq ft.
First floor storage:	259sq m. / 2,787sq ft.
Loading bay:	51sq m. / 549sq ft.

Loading bay ceiling height: 3.945m / 13ft.

**RENTAL OFFERS:**

Rental offers are invited in the region of £42,500 per annum.

**TENURE:**

The premises are available by way of a new Full Repairing & Insuring lease for a minimum term of 5 years.

A rental deposit will be required subject to status.

**SERVICE CHARGE:**

A service charge of £1,200 per annum is levied in respect of the management, maintenance and repair of the common parts and structure.

**EPC:**

The premises has an EPC rating of D.

**RATES:**

We understand from the Valuation Office Agency (VOA) website that the rateable value for the premises is £31,500 per annum.

Prospective parties are recommended to confirm rates payable by contacting the Rating office at the London Borough of Bexley 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)**



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.