

TWO OFFICES IN CENTRAL BEXLEYHEATH TO BE LET.



Ground and first floor office in Bexleyheath available to let.

Offices can be let individually or combined.

Located directly next to Bexleyheath train station.

Ground floor total floor area of 48sq m / 516.7sq ft.

Second floor total floor area of 45sq m / 484.5sq ft.

Available on variable lease terms, immediate occupation acceptable.

Leigh House, Station Approach

Bexleyheath

DA7 4QP

Tenure: TO LET

Rental: £13,000 - £16,000 PA

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The property occupies a prominent position on Station Approach within Bexleyheath. The immediate area comprises a mix of residential and commercial properties with a number of amenities and shops available on Pickford Lane.

Bexleyheath train station is located opposite the property providing frequent services into London Victoria within 47 minutes.

DESCRIPTION:

Accessed via Station Approach, it is a 3 storey building with the third floor currently trading as Asset Building Services.

When entering the property there is a separate access for the ground floor unit which is DDA compliant and is completely self contained with a small kitchen area fully functional. The office measures approximately 48sq m / 516.sq ft. The property has been recently fully refurbished to an extremely high specification and office furniture can be provided.

At the communal entrance there is stairs which lead up to the first floor office which again has been decorated an extremely high spec. Measuring 45sq m / 484.5sq ft this would be suitable for a variety of office and some retail uses.

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.

Ground 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.

SERVICE CHARGE:

A service charge of £145pcm will be required for WIFI, cleaning of communal areas, repairs of communal.

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.

