

233 Broadway, Bexleyheath, DA6 7EJ TO LET £40,000 NEW FR & I Lease



PRIME LOCATION TO LET £40,000 per annum Large 2500 sq ft (232sq m) ground floor office CLASS E.

Harpers & Co are delighted to offer this rare to market prime located CLASS E unit currently occupied by a charity group. Available in June 2024 this excellent and well specified unity lends itself very well to a variety of users and uses.

The ground floor is 2500 sq ft and fully carpeted throughout with a large 8m 7.34m reception and lobby leading to a corridor with self contained offices on both the left and right sides. Each office is double glazed with multiple trunked plugs and auxiliary points and Cat 11 lighting throughout and boasts separate remote-control air-conditioning units for each room.

To the rear of the building is a DDA complaint WC and separate kitchen prep room and server room. There is also an additional WC/cloak room. In the middle of the corridor are two large offices which are more open plan and house multiple desks.

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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This unit is very well decorated and highly specified throughout and could be reconfigured to suit any new tenant/ occupier.

**Viewings by appointment only through
Sole Agents Harpers & Co on 01322 524425.**

LOCATION

This excellent 2500 sq ft commercial unit is very well located in the core retail area of Broadway Bexleyheath, a purpose-built part pedestrianised Shopping precinct with a variety of national and international retailers, banks, estate gents and Restaurants. The Broadway is adjacent to the A2 and offers excellent vehicular links to Welling, Sidcup and Central London. Bexleyheath Mainline train station is a 12 minute walk from the unit and provides fast trains to Charring Cross and London Bridge.

DESCRIPTION

TO LET £40,000 per annum 2500 sq ft (233 sq m) commercial unit is occupied by a Charity based Trust until June 2024 and offered vacant possession. The unit is very well configured throughout and is generous in both width and depth. Located at the beginning of the Broadway, the unit enjoys fantastic footfall and vehicular passing trade and also backs onto an NCP pay and display carpark accommodating 200

plus cars. At the entrance unit has a generous reception and meeting area which is then followed by a series of self-contained offices on either side of a centrally aligned corridor.

The unit is fully carpeted and air conditioned with remote control climate control cool and warm heating. Each office has sound proofed offices which are fully carpeted and boast CAT II lighting and DL trunking.

To the rear of the unit is a DDA compliant WC an additional WC, dedicated kitchen prep room, server room and stationary room. Of the 9 plus offices several are larger meeting rooms and are predominantly open planned in nature and aspect. A rear doorway provides access to a rear service road and large car park providing excellent parking on a pay and display basis.

TERMS

PROPERTY MISDESCRIPTIONS ACT 1991

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. Any fixtures & Fitting listed are as a guide only and do not form any part of an offer or contract.
5. The agents have not checked the deeds to verify the boundaries.

Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

Offered TO LET £40,000 per annum
from serious enquiries only.

Indicative Terms:

- * 10-year Lease inside the LTA Act
- * 5-year break
- * 5-year rent review (up only)
- * Strong covenants welcome.

STAR FEATURES

- PRIME CORE LOCATION
- 2500 SQ FT CALSS E
- CURRENTLY OFFICES
- HIGH SPEC
- CAT II TRUNCKING
- AIR CON THROUGHOUT
- EXCELLENT FOOTFALL
- LARGE REAR CAR PARK
- CLOSE TO MAINLINE STATION

RATES

Applicants are advised to go to
www.voa.gov.uk.

VAT

This property is not elected for VAT
and so VAT is not paid on purchase.

HARPERS & CO SPECIAL REMARKS

This unit represents a rare opportunity
to LET a primary located large unit
suitable to a variety of tenants. The
unit lends itself very well to
accountants, solicitors and or any
similar office ancillary based company
that requires open space in a
wonderful location or any other user
for that matter. Viewings through Sole
Agents Harpers & Co Dr Jak Kypri
Director on 01322 524425.

EPC

The property has an EPC rating of
C(57)