

Ref: AGT/SG/0:3307



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**  
**FIRST FLOOR OFFICE SUITE**  
**Approx. 930 sq.ft. (86.40m<sup>2</sup>)**



**37-43A SIDCUP HILL, SIDCUP DA14 6HJ**

**LOCATION:**

Sidcup Hill is the eastern extension of Sidcup High Street. The property is situated within a mixed retail, residential and office area and are adjacent to both the Kingswood House and Oceanic House office buildings.

**DESCRIPTION:**

Comprises a self-contained office suite arranged at first floor level within a Period retail and office building. The offices have the benefit of a private entrance from Cross Road and currently provide 5 private offices plus ladies' and gent's cloakrooms/WCs and kitchenette.

**ACCOMMODATION:**

(with approximate dimensions and floor areas)

Offices	20' x 14'9"	(6.10m x 4.50m)
	14'9" x 6'2"	(4.50m x 1.88m)
	14'9" x 10'8"	(4.50m x 3.25m)
	11'9" x 15'7"	(3.58m x 4.75m)
L Shaped office	14'6" x 14'6"	(4.42m x 4.42m)

(all at extremes)

These Particulars are intended to give a fair description of the property but accuracy cannot be guaranteed nor do they constitute an offer or contract

Office Floor area approx. 930 sq.ft. (86.40m<sup>2</sup>)  
Ladies' and gent's cloakrooms/WCs and kitchenette

**Features (all untested)**

- Private entrance
- Gas central heating
- Carpets/floor coverings
- Fluorescent lighting
- Audio entryphone system
- Window blinds

**TERMS:** To be let upon a full repairing and insuring lease at terms to be agreed. Our clients will consider short term lettings at terms to be agreed.

**RENT:** £165 per week exclusive (£8,580 per annum exclusive)

**LEGAL COSTS:** Each party to be responsible for the payment of their own legal fees.

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£3,540.50p** (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

**SERVICE CHARGE:** We are advised by our clients that a service charge is levied to cover the cost of the repair, decoration and maintenance and management of the structure and common parts. We are advised that the 2010 estimate is £500 per annum excluding contribution to Landlord's insurance premium.

**VAT:** We are advised by our clients that VAT **will** be payable upon the rental under current legislation.

**VIEWING:** **STRICTLY** by arrangement with the Owner's Agents:  
**LINAYS COMMERCIAL Tel: 01689 875511**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property