

# BEXLEYHEATH

4 PRINCES STREET

DA7 4BJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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## FREEHOLD FOR SALE

### Location

Bexleyheath is a popular residential suburb located in North Kent. The area has good road connections with the A2 providing direct access to Junction 2 of the M25 Motorway.

The premises are situated just to the North of Bexleyheath Broadway within a mixed commercial and residential area. There is a small public car park to the North of the property and Bexleyheath mainline railway station is situated within half a mile of the property.



### Description

The premises comprise a two story industrial/ business unit beneath a flat roof with covered yard/ parking area. The building is currently arranged to provide ground floor workshop/ warehouse space with ancillary accommodation. The first floor provides office accommodation and studio space.

We are advised that the property has the benefit of a three phase electrical supply, partial heating and air conditioning.

### Accommodation

(with approximate dimensions and gross floor areas)

Ground Floor	3,112 sq.ft	(298.1 sq.m)
First Floor	2,684 sq.m	(249.3 sq.m)
<b>Total Gross Floor Area :</b>	<b>5,796 sq.ft</b>	<b>(547.40 sq.m)</b>

### Price

This property is to be listed in the Clive Emson Auction in March 2020.

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

