

SIDCUP

MARLESFIELD HOUSE

114-116 MAIN ROAD

DA14 6NG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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**MODERN 1ST FLOOR OFFICE SUITE APPROX 3,045 SQ FT (282.88M²)
WITH PRIVATE PARKING**

Location

Situated in a prominent position close to Sidcup High Street and within half a mile of both Sidcup Railway Station and the A20 Trunk Road (Sidcup Bypass).

Description

Comprises the first floor of this modern office building. The offices offer a mixture of open plan and cellular offices (please note features below).



Accommodation

(with approximate dimensions and floor areas)
First Floor Office Suite Approx:
3,045 sq ft (282.88m²).

Features:

- 10 car parking spaces.
- Air conditioning.
- Carpets/floor coverings.
- Suspended ceilings.
- Cat II Lighting.
- Passenger Lift (10 persons).
- Shared ground floor reception area.
- Kitchenette
- Server room

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£42,000 per annum exclusive**. A service charge is applicable. Further information is awaited.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £17,535 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

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

Ref: 5060

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Notes

Service Charge: a service charge is levied to cover the cost of repairing, decorating, cleaning, lighting, heating and management of the common parts and structure.

The subject offices are air conditioned (please note all untested) and the tenant will be responsible for payments to the utility company.

Further details of the service charge are awaited.

Commercial Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

Marlesfield House
114-116 Main Road
SIDCUP
DA14 6NG

Certificate Reference Number:
0228-3042-0211-0990-9501

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75


D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

 **64** This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1061
Building complexity

Benchmarks

Buildings similar to this one could have ratings as follows:
 **41** If newly built

Viewings

Available by prior appointment with Linays Commercial Limited.



Mandeep Cheema

mc@linays.co.uk

Toby Allitt

ta@linays.co.uk

Adrian Tutchings

commercialproperty@linays.co.uk

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