

# SIDCUP

142-148 MAIN ROAD

DA14 6NZ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – GROUND FLOOR OFFICES WITH PARKING  
512 SQ FT (47.57 M<sup>2</sup>)**



## Location & Description

Sidcup is located on the North Kent border some 12 miles south-west of Central London. Sidcup Mainline Station provides regular services to London (Charing Cross and Waterloo), with a journey time of approximately 30 minutes.

The property comprises a prominent, detached building providing high specification office space arranged over ground, first and second floor levels. The available office space is arranged at ground floor level and benefits from private kitchen facilities, WC, front and rear access and allocated parking.

## Accommodation

(with approximate dimensions and floor areas)

Ground Floor Office:	512 sq.ft.	(47.57 m <sup>2</sup> )
WC:	-	-
Allocated Parking:	2 spaces	

## 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 **£11,500 (Eleven Thousand Five Hundred Pounds)** per annum exclusive.

THE PROPERTY MISDESCRIPTONS 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: TA/5086

Service Charge	Commercial Energy Performance Certificate						
A service charge is levied in respect of the management, maintenance and repair of the common parts and structure. Details available on request.	Awaiting Assessment						
Rating Assessment							
<p><b>Description:</b> Office</p> <p><b>Ratable Value:</b> £6,700</p> <p><b>Standard Multiplier:</b> 0.504 (2019/20)</p> <p>Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain rate relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Bexley Business Rates Department.</p>	Viewings						
VAT	Available by prior appointment with Linays Commercial:						
We have been advised by our clients that VAT <b>will not</b> be payable upon all rental amounts.	<div data-bbox="980 1398 1222 1566" style="text-align: center;"><p>www.linays.co.uk</p><p><b>01689 875 511</b></p></div> <table border="0" data-bbox="695 1598 1299 1713"><tr><td><b>Contact:</b></td><td><b>Email</b></td></tr><tr><td>Toby Allitt</td><td><a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></td></tr><tr><td>Mandeep Cheema</td><td><a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></td></tr></table>	<b>Contact:</b>	<b>Email</b>	Toby Allitt	<a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a>	Mandeep Cheema	<a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a>
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