

# SIDCUP

MARLESFIELD HOUSE

114-116 MAIN ROAD

DA14 6NG

# LINAYS

COMMERCIAL

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**MODERN GROUND FLOOR OFFICE SUITE WITH PRIVATE PARKING  
APPROX. 3,205 SQ FT (297.75 M<sup>2</sup>)**

## Location

Sidcup is a busy residential suburb 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 Cannon Street), with a journey time of approximately 30 minutes.

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).



## Accommodation

(with approximate dimensions and floor areas)

**Ground Floor Office Suite Approx:**  
3,205 sq ft (297.75 m<sup>2</sup>)

**Features (untested):**

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

## Description

Comprises the ground floor of this modern office building. The accommodation provides a mixture of open plan and cellular offices with private kitchenette.

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£50,000 per annum exclusive**.

A service charge is applicable. Further information is available on request.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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

## Rating Assessment

The Valuation Office Agency (VOA) lists the following ratable values:

*Ground Floor (Left) – £22,000*

*Ground Floor (Right) – £12,750*

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## 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](http://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

Net zero CO<sub>2</sub> emissions

◀ **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 (m<sup>2</sup>): 1001  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**41** If newly built  
**86** If typical of the existing stock

## Viewings

Available by prior appointment with Linays Commercial Limited.



Adrian Tutchings  
Toby Allitt

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