

# SIDCUP

5 POWERSCROFT ROAD

DA14 5DT

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**SHORT TERM LETTING – SELF CONTAINED OFFICE BUILDING  
APPROX 3,786 SQ FT(350 SQ.M) WITH CAR PARKING/YARD AREA**

## Location

Sidcup is a busy suburb located on the North Kent border within The London Borough of Bexley. Powerscroft Road is approximately 200 yards away from the Crittalls Corner roundabout at the junction of the A20 Sidcup Bypass. Direct trunk road access is available to Junction 3 of the M25 motorway at Swanley and junction 4 at Orpington. Numerous bus routes pass Cray Road to the West of the property.

## Description

Flint House comprises a self-contained end of terrace building arranged over three floors with the benefit of 25 parking spaces within a secure gated yard.

Features include (all untested):

- Gas central heating.
- Air conditioning.
- Security alarm.
- Electric entrance gates.
- Perimeter trunking.
- WC facilities on each floor.
- Fully carpeted.
- Double glazing.



## Accommodation

(with approximate net internal floor area)

Ground Floor:	1,182 sq.ft	109 sq.m
First Floor:	1,264 sq.ft	117 sq.m
Second Floor:	1,340 sq.ft	125 sq.m
<b>Total Floor Area:</b>	<b>3,786 sq.ft</b>	<b>351 sq.m</b>

The property is currently arranged to provide entrance reception, a mixture of open plan and cellular office accommodation, meeting room and staff facilities.

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: 4407

## 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 **£50,000 (Fifty Thousand Pounds)** per annum exclusive. Rents are to be payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £22,700 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## VAT

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

## Legal Costs

Each party to pay their own legal and professional fees.

## Commercial Energy Performance Certificate

5, Powerscroft Road  
SIDCUP  
DA14 5DT

Energy rating

**D**

Valid until **20 February 2026**

Certificate number  
**0560-0436-1559-3002-9002**

## Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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