

# SIDCUP

IRENE HOUSE, FIVE ARCHES BUSINESS  
ESTATE, MAIDSTONE ROAD  
DA14 5EG

# LINAYS COMMERCIAL

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

**01689 875 511**

**TO LET – GROUND FLOOR OFFICE SUITE WITH ALLOCATED CAR PARKING  
PRESTIGIOUS BUSINESS PARK - APPROX 4,250 SQ FT (394.83M<sup>2</sup>)**

## Location/ Description

The well- established Five Arches Business Park is located less than half a mile from the A20 trunk road which provides access to Central London and in an Easterly direction to the Kent Coast and Chanel Ports/ Euro Tunnel. Junctions 2 & 3 of the M25 London Orbital Motorway are both approximately 5 miles distant. The property forms part of the Cray Business Area with established and substantial office buildings and warehouse/ industrial units.

Local amenities in the immediate area include several local shopping parades, supermarket with car parking and a public house.

Irene House comprises a high specification, modern office building arranged on ground and two upper floors, with facilities including a staffed reception area, private car parking, ladies and gents cloakrooms/ WCs and kitchenette.

The available suite which is arranged on the ground floor, offers open plan office space, which includes cat 5 cabling, carpets and a good standard of finish. The tenant will have the benefit of 15 allocated car parking spaces.



## Accommodation

(with approximate dimensions and floor areas)

**Ground Floor Office Suite 4,250 sq.ft (394.83 sq.m)**

**With the benefit of the following facilities**

Reception Area

Kitchen

Cloakroom/WC's

15 allocated parking 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 guide rental of **£64,000 (Sixty-Four Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance. Our clients reserve the right to let the subject offices outside of the provisions of the Landlord and Tenant Act 1954 (as amended).

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

## Service Charge

Our clients are the owners and principle occupiers of Irene House.

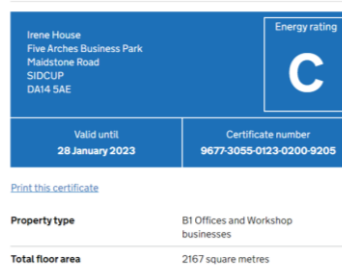
A service charge will be levied at a rate of approximately **£2,500 per calendar month** on an all-inclusive basis to cover the cost of electricity, water services, building insurance premium, cleaning, Estate service charges, garden maintenance, plumbing & electrical repairs, security, fire safety, refuse collection, pest control and other agreed services available. The tenant is responsible for 18.6% of the total costs incurred.

## Internal Photograph

## Business Rates

The ingoing tenant will be responsible for the payment of a contribution towards the LB Bexley Business Rates which for the current year are assessed at a total of £22,782.30.

## Commercial Energy Performance Certificate



## Legal Costs

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

## Viewings

Available by prior appointment with Linays Commercial Limited.



## VAT

We have been advised by our clients that VAT **will** be payable upon the rental and service charge amounts under current legislation.

Contact:  
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