

WELLING

1st FLOOR, 51A UPPER WICKHAM LANE

DA16 3AD

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – FIRST FLOOR OFFICES/CLASS E PREMISES
PROMINENT MAIN ROAD POSITION – 2382 SQ.FT (221 SQ.M)**

Location

Welling is a residential suburb located within the London Borough of Bexley approx. 10.5 miles south east of Central London. The town is well served by public transport with Welling Railway Station approx. 0.8 miles distant providing regular services to London Bridge. There are also frequent bus services to Bexleyheath, Dartford and Woolwich.

The property is situated in a prominent position within an established parade at the junction with Upper Wickham Lane and New Road.



Description

The premises are set out over first floor level and accessed via a self-contained entrance at the rear.

Internally, the accommodation has been fitted out to provide a large open plan office with a kitchen, WCs to the rear and some partitioned space. Features include suspended ceilings and UPVC double glazed windows.

We believe the premises would be suitable for a wide variety of business.

Accommodation

(with approximate dimensions and floor areas)

First Floor

Total Floor Area: 2382sq.ft 221q.m

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 **£19,000 (Nineteen Thousand Pounds)** per annum exclusive, payable quarterly in advance.

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: MC/5200

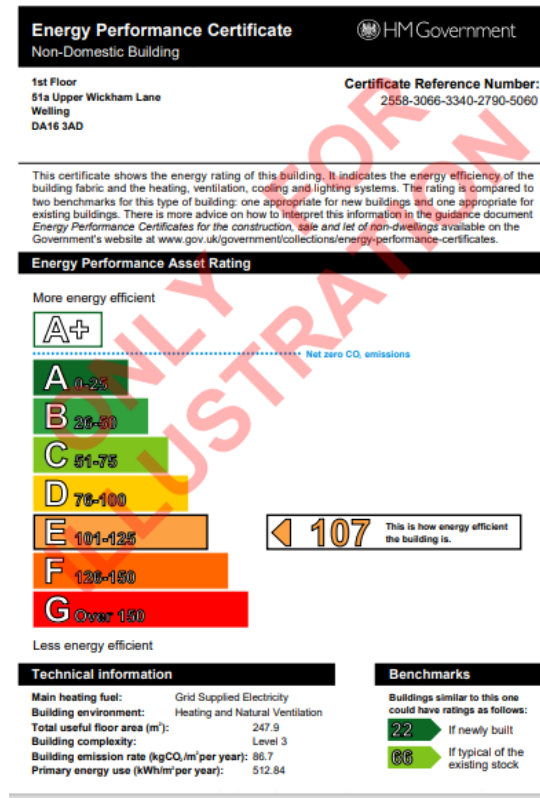
Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the property are £9,525.91 (2021/22 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.

Commercial Energy Performance Certificate



Viewings

Available by prior appointment with sole agents: Linays Commercial Limited.



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