

ELTHAM

6 GREEN LANE BUSINESS PARK

GREEN LANE

SE9 3TL

LINAYS

COMMERCIAL

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**TO LET – SELF CONTAINED TWO STOREY BUSINESS UNIT / OFFICES
FOUR ALLOCATED PARKING SPACES – 1606 SQ.FT (149 SQ.M)**

Location

Eltham is a busy South London suburb located within the Royal Borough of Greenwich approximately 10 miles south-east of London.

The town is well served for road transport with the A20 (Sidcup Road) providing direct access to Central London and the M25 (Junction 3).

Green Lane Business Park is an established location and conveniently positioned just off the A20 (Sidcup Road) at the junction with Southwood Road.



Description

The property comprises a two storey mid-terrace building with brick elevations set within a courtyard environment with four allocated parking spaces. Internally the space is arranged to provide entrance lobby with male and female WCs, office/business space over ground and first floor levels with fitted kitchen. The open plan accommodation can be easily configured to provide flexibility and to meet the requirements of an occupier. Features include air conditioning, gas central heating, goods lift/dumbwaiter and suspended ceilings with integrated lighting.

Accommodation


(with approximate dimensions and floor areas)

Ground Floor	701sq.ft	65sq.m
First Floor	<u>905sq.ft</u>	<u>84sq.m</u>
Total	1,606sq.ft	149sq.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 **£25,000 (Twenty Five 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

Rating Assessment	Commercial Energy Performance Certificate							
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the property are;</p> <p>Ground Floor £3,091.80 First Floor £4,051.88 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<table border="1"> <tr> <td colspan="2" data-bbox="699 310 1284 552"> Unit 6 Green Lane Business Park 238-240 Green Lane LONDON SE9 3TL </td> <td data-bbox="1284 310 1492 552"> Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div> </td> </tr> <tr> <td data-bbox="699 552 1094 667"> Valid until 2 July 2026 </td> <td colspan="2" data-bbox="1094 552 1492 667"> Certificate number 0760-3904-0336-8000-2094 </td> </tr> </table>		Unit 6 Green Lane Business Park 238-240 Green Lane LONDON SE9 3TL		Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>	Valid until 2 July 2026	Certificate number 0760-3904-0336-8000-2094	
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VAT	<p>Property type B2 to B7 General Industrial and Special Industrial Groups</p>							
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount.</p>	Planning							
Service Charge	<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of business space, financial/professional services, or light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. <u>All of the above uses are subject to Landlords approval.</u></p>							
<p>A service charge is levied to cover the cost of repair, maintenance, decoration and management of the estate. Further details are available upon application.</p>	Viewings							
	<p>Available by prior appointment with sole agents: Linays Commercial Limited.</p> <div style="text-align: center;">  <p>01689 875 511</p> </div>							