

# SIDCUP

FIRST FLOOR, RIVER HOUSE

1 MAIDSTONE ROAD

DA14 5RH

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**SHORT TERM LEASE AVAILABLE - MODERN AIR CONDITIONED OFFICES  
FOURTEEN ALLOCATED PARKING SPACES – 1650 SQ.FT (153 SQ.M)**

## Location

Sidcup is a busy suburb located on the North Kent border within The London Borough of Bexley. Maidstone Road is approximately 0.5 miles 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.

Sidcup Railway Station is approximately 1 mile distant with regular services to London Charing Cross and Cannon St.



## Description

The property comprises a three-storey modern office building set within landscaped grounds.

The available accommodation is set out at first floor level and comprises three interconnected modern office suites (3,4 & 5) which are accessed via a shared lobby, plus meeting room. Externally 14 allocated car parking spaces are available. The suites benefit from air conditioning, raised floors with carpet tile coverings, floor boxes with mains power and data cabling, suspended ceilings, Cat II Lighting, double glazing and built-in storage cupboards.

## Accommodation

(with approximate dimensions and floor areas)

First Floor	<u>1650 sq.ft</u>	<u>153 sq.m</u>
<b>Total</b>	<b>1,650 sq.ft</b>	<b>153 sq.m</b>

Floor plans available on request.

## Terms

Available by way of sub-lease or lease assignment. The premises are held on an existing Full Repairing and Insuring lease expiring 19<sup>th</sup> August 2023 at a rental of **£28,500 (Twenty Eight Thousand Five Hundred Pounds)** per annum exclusive. The lease is granted outside of the security provisions of the Landlord and Tenant Act (1954) as amended.

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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the property are £TBA (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** be payable upon the rental amount.

## Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of the common parts and structure.

## Commercial Energy Performance Certificate

FIRST FLOOR  
River House  
1 Maidstone Road  
SIDCUP  
DA14 5RH

Energy rating

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Valid until  
**18 June 2031**

Certificate number  
**6388-6017-4490-8707-9047**

## Internal Photo



## Viewings

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

