

# ELTHAM

ARCADE CHAMBERS, HIGH STREET

SE9 1BG

# LINAYS

COMMERCIAL

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**TO LET – FLEXIBLE OFFICE SUITES - AVAILABLE ON SHORT TERM BASIS**



## Location

Eltham is located within the London Borough of Greenwich, approximately 8 miles South East of Central London, with an approximate population of 218,000. Arcade Chambers is positioned at the eastern end of the High Street close to the junction with Footscray Road. Surrounding occupiers include Prezzo, Sainsburys and Halifax.

## Available Accommodation

(with approximate net internal floor areas)

1<sup>st</sup> Floor:

Suite 1a	223 sq.ft	(20 sq.m)
Suite 3	278 sq.ft	(25.8 sq.m)
Suite 4	360 sq.ft	(33.5 sq.m)
Suite 7	318 sq.ft	(29.6 sq.ft)
Suite 8	389 sq.ft	(36.2 sq.ft)

2<sup>nd</sup> Floor:

Suite 10-12	1036 sq.ft	(96.2 sq.ft)
Suite 13-15	656 sq.ft	(61 sq.ft)

## Description

Arcade Chambers comprises several office suites arranged at first and second floor level accessed via a dedicated entrance from within The Arcade. The suites would suit a wide range of occupiers including office, medical, financial and professional services. Shared WC facilities are available and some of the offices benefit from private kitchenettes.

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

## Terms/Rent

Each suite is available to let on flexible lease terms for a number of years (12 months minimum) to be agreed at a commencing rent of **£14.00 per square foot, per annum exclusive.**

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £Upon application (2020/21 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable. Please make enquiries with the local authority.

## VAT

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

## Legal Costs

The ingoing tenant is to be responsible for a contribution towards the Landlords legal fees.

## Commercial Energy Performance Certificates



## Service Charge

A service charge is to be levied to cover the cost of the cleaning, decorating, repair and maintenance of the common parts and structure plus a contribution towards the landlord's buildings insurance premium.

## Viewings

Available by prior appointment via Linays Commercial Limited.



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