

# SIDCUP

SAMUEL HOUSE

1-3 WOODSIDE ROAD

DA15 7JF

# LINAYS

COMMERCIAL

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

**01689 875 511**

**MODERN AIR CONDITIONED OFFICES / CLASS E USE PREMISES  
GROUND FLOOR | AVAILABLE FULLY FITTED | ALLOCATED PARKING**



## Location / Description

Sidcup is a busy residential suburb situated on the North Kent border. Sidcup Mainline Station is located 0.8 miles away providing services to London (Charing Cross and Waterloo), with a journey time of approximately 30 minutes.

The subject property is situated on Woodside

Road close to the junction with Main Road (A211) providing direct access to Sidcup High Street to the east and New Eltham to the west within a predominantly residential area with the benefit of free on street parking. The property comprises a mixed use, two storey, end terrace building of traditional brick/block construction beneath a pitched roof. The available accommodation is set out over ground floor level and comprises self-contained office accommodation currently arranged to offer a mixture of open plan and partitioned rooms. Features include perimeter trunking with mains power and data cabling, spotlights and wall mounted air conditioning units. 3 car parking spaces are available for use between the hours of 07:30 – 18.00. The space can be offered fully fitted offering 4 work stations and 2 offices/meeting rooms.

## Accommodation

(with approximate gross floor areas)

Net Interna Floor Area: 893sq.ft 83sq.m

WC

Garden

Car Parking (3 Spaces)

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of 10 (Ten) years at a commencing rent of **£19,200 (Nineteen Thousand Two Hundred Pounds)** per annum exclusive.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,227.94 per annum (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bexley Business Rates Department for further information.

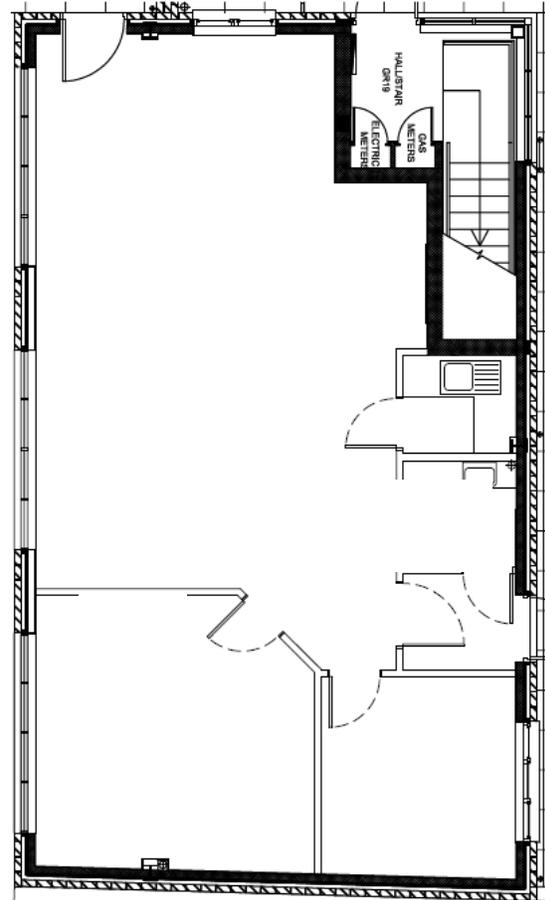
## CEPC

Awaited.

## Viewings

Contact:  
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## Floor Plan



## Rear Garden

