

HITHER GREEN

THE COURTYARD, 303 HITHER GREEN LANE

LONDON

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LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – DETACHED OFFICE BUILDING WITH CAR PARKING
APPROX 6,820 SQ.FT (633.58 SQ.M)

Location

Hither Green Lane is situated just off the A205 (South Circular).

The premises are located at the junction of Hither Green Lane and Duncrevie Road in a prominent position only approx 500 yards from Hither Green Railway Station offering services to London Bridge, London Charing Cross and Cannon Street. The area is also well served by local bus routes.



Accommodation

(with approximate dimensions and floor areas)

Total Office Area **6,820 sq ft (633.58 m²)**
Parking: **7 Allocated Spaces**

Description

The property which forms part of an established business estate, comprises a detached two story office building built around a small central courtyard. The accommodation offers a mixture of open plan and private offices which are arranged over ground and first floor levels plus kitchenettes, ladies and gents cloakrooms


The offices benefit from 7 allocated car parking spaces located at the rear.

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 rental of **£95,000 per annum exclusive**. Rents are payable quarterly in advance.

A service charge is applicable.

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

Features	Commercial Energy Performance Certificate
<p>(All untested)</p> <ul style="list-style-type: none"> • Carpets/floor coverings • Private central courtyard • Part air conditioning • Gas central heating • Private offices and open plan areas. • 7 allocated car parking spaces • Estate CCTV system 	<p style="text-align: center;">Assessment Awaited</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £31,519.57 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Service Charge	<p style="text-align: center;">VAT</p> <p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p>
<p>A service charge is levied to cover cost of the repair, maintenance and management of the common parts.</p>	
Legal Fees	<p style="text-align: center;">Viewings</p> <p>Available by prior appointment with Linays Commercial Limited.</p> <div style="text-align: center;">  <p>LINAYS COMMERCIAL</p> <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Toby Allitt Adrian Tutchings</p> <p>Email: ta@linays.co.uk commercialproperty@linays.co.uk</p>
<p>Each party to bear their own legal and professional fees.</p>	
Notes/ Planning	
<p>Our clients will consider alternative uses subject to the grant of any required planning permission.</p>	