

# SIDCUP

IRENE HOUSE, FIVE ARCHES BUSINESS  
ESTATE, MAIDSTONE ROAD  
DA14 5AE

# LINAYS COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**TO LET – TWO FIRST FLOOR OFFICE SUITES AVAILABLE SEPERATELY OR COMBINED  
PRESTIGIOUS BUSINESS PARK - APPROX 2,500 sq.ft (232.25m<sup>2</sup>) – 5000 sq.ft (464.51 m<sup>2</sup>)**

## Location/ Description

The well- established Five Arches Business Park is located less than half a mile from the A20 trunk road which provides access to Central London and in an Easterly direction to the Kent Coast and Chanel Ports/ Euro Tunnel. Junctions 2 & 3 of the M25 London Orbital Motorway are both approximately 5 miles distant. The property forms part of the Cray Business Area with established and substantial office buildings and warehouse/ industrial units.

Local amenities in the immediate area include several local shopping parades, supermarket with car parking and a public house.

Irene House comprises a high specification, modern office building arranged on ground and two upper floors, with facilities including a staffed reception area, private car parking, ladies and gents cloakrooms/ WCs and kitchenette.

The available suites which are arranged on the first floor, offer open plan office space with meeting rooms and include cat V cabling, carpets and a good standard of finish. **The ingoing tenant's will have the benefit of allocated car parking spaces.**



## Accommodation

(with approximate dimensions and floor areas)

First Floor Office Suites

Suite 1	2,500 sq.ft	(232.25 sq.m)
Suite 2	2,500 sq.ft	(232.25 sq.m)
Total Floor Area	5,000 sq.ft	(464.51 sq.m)

**AVAILABLE SEPERATELY OR COMBINED**

## Terms

The premises are available to let on the basis of new full repairing and insuring lease/ leases for a term of years to be agreed at a rental of **£ 37,500** per annum exclusive **per suite**. Rents payable quarterly in advance. Our clients reserve the right to let the subject offices outside of the provisions of the Landlord and Tenant Act 1954 (as amended).

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

## Service Charge

Our clients are the owners and principle occupiers of Irene House.

A service charge will be levied at a rate of approximately **£2,500 per calendar month** per suite on an inclusive basis to cover the cost of electricity, water services, building insurance premium, cleaning, Estate service charges, garden maintenance, plumbing & electrical repairs, security, fire safety, refuse collection, pest control and other agreed services available. Our clients are currently reviewing the service charge provisions due to the rising cost of utilities (full details awaited).

## Business Rates

The ingoing tenant will be responsible for the payment of Business Rates payable to the London Borough of Bexley. We are awaiting full details of the assessments.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

## VAT

We have been advised by our clients that VAT **will** be payable upon the rental and service charge amounts under current legislation.

## Additional Accommodation

We can advise that there is additional space available on the Ground floor at a rental of £64,00 per annum

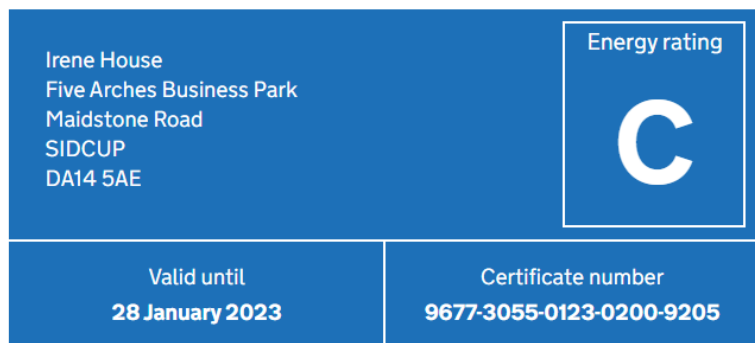
**Ground Floor Office Suite 4,250 sq.ft (394.83 sq.m)**

Plus allocated car parking spaces.

Further details can be found upon our website

[www.linays.co.uk](http://www.linays.co.uk)

## Commercial Energy Performance Certificate



## Viewings

Available by prior appointment with Linays Commercial Ltd.



Contact:  
Mandeep Cheema  
Toby Allitt  
Adrian Tutchings

Email:  
mc@linays.co.uk  
ta@linays.co.uk  
commercialproperty@linays.co.uk

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