

BEXLEY

2E PENHILL ROAD

DA5 3EN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – YARD/PARKING AREA PLUS APPROX 1,000 SQ FT (92.90 SQ M)
OFFICE, GARAGES/STORES/WORKSHOPS – 50% RENT FOR FIRST YEAR**

Location & Description

Situated only a few hundred yards from the A2(M) (Danson Interchange) which provides trunk road access to Junction 2 of the M25 and Central London. Access is via an unmade shared service road to the rear of the shop properties fronting Sherwood Park Avenue with vehicular and pedestrian access points from Penhill Road and Harcourt Avenue.

Comprises a fenced Yard/Parking Area plus office building and a block of 8 lock-up garages/stores/workshops. We are advised by our clients that the garages are arranged to provide two inter-connecting units. The property has boundary fencing and double gates.



Terms

To be let upon an FRI lease. Please note our clients may wish to incorporate redevelopment break clauses within the lease at intervals and terms to be agreed. The lease to be granted **outside** of the provisions of the Landlord & Tenant Act 1954 (as amended).

Rent: £15,000 pax subject to a fixed increase to £30,000 pax at the 1st anniversary.

Accommodation

(With approximate dimensions and floor areas)

Yard/parking area part surfaced, irregular in shape, average dimensions 60' x 130' (18.29m x 39.62m).

Office Building comprises a detached brick building with car parking space in front of the unit.

Entrance Lobby

Office 1 13'9" x 11'10" (4.19m x 3.61m)

Office 2 8'10" x 6'3" (2.69m x 1.91m)

Office 3 18'3" x 8'10" (5.56m x 2.69m)


Office 4 11'5" x 7'10" (3.48m x 2.39m)

Kitchen and cloakroom/WC plus separate WC/washroom accessed from yard.

Garages/Stores/Workshops originally constructed as 8 lock-up garages. Garage floor area approx. 1,000 sq ft (92.90m²).

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

<h2>Rating Assessment</h2>	<h2>Commercial Energy Performance Certificate</h2>	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,481 (2023/24 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>2e Penhill Rd Sidcup Bexley DA5 3EN</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Energy rating</p> <h1 style="font-size: 2em; margin: 0;">D</h1> </div> </div>	
<h2>VAT</h2>	<p>Valid until 27 November 2032</p>	<p>Certificate number 4599-9273-6960-4043-7177</p>
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p>		
<h2>Legal Costs</h2>		
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<h2>Viewings</h2> <p>Available by prior appointment with Linays Commercial Limited.</p> <div style="text-align: center;">  <p>01689 875 511</p> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: left;"> <p>Contact: Adrian Tutchings</p> </div> <div style="text-align: right;"> <p>Email: commercialproperty@linays.co.uk</p> </div> </div>	
<h2>Services/Insurance</h2> <p>We are advised by our clients that the property has the benefit of mains water/drainage and electricity supply. The ingoing tenant is to be responsible for the payment of the Landlords Buildings Insurance Premium. Full details are awaited.</p>		