

# BEXLEYHEATH

REAR OF 49 WOOLWICH ROAD

DA7 4HT

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET- OFFICE/WORKSHOP BUILDING - APPROX 284 SQ FT (26.4M<sup>2</sup>)**

## Location

Bexleyheath is a busy suburb within the London Borough of Bexley in North Kent approximately 12 miles south east of central London. Bexleyheath Railway Station is approx. 0.7 miles from the property, providing direct train services to London Charing Cross. The town has good road links and is adjacent to the A2 with access to the M25 (Junction 2) within a 10 minute drive.

The premises are situated on Woolwich Road close to the junction with North Street within the rear yard of a residential dwelling.



## Description

The property comprises a self-contained office/workshop building set out over ground floor level. Internally the premises are set out to provide two office areas, kitchenette and WC. Features include air conditioning. Externally parking is available within the yard.

Please note that access to this property is via a shared yard between numbers 47 & 49 Woolwich Road.

## Accommodation

(with approximate dimensions and floor areas)

Ground Floor Approx.:	284 sq ft	26.4sq.m
WC		
Forecourt/Parking		

## 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 rent of **£7,200 (Seven Thousand Two Hundred Pounds) per annum exclusive** payable quarterly in advance.

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

Ref: MC/5507

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,491.00 (2023 assessment) per annum. Business Rates relief may be available under the Small Business Rate Relief Government incentive and interest parties should contact the London Borough of Bexley Business Rates Department for confirmation

## VAT

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

## Legal Costs

Each party is responsible for the payment of their own legal fees.

## Commercial Energy Performance Certificate

49a, Woolwich Road  
BEXLEYHEATH  
DA7 4HT

Energy rating

**E**

Valid until  
**18 March 2028**

Certificate number  
**0790-5949-0348-4000-3024**

## Internal Photo



## Viewings

Available by prior appointment with Linays Commercial Limited.

Contact:  
Adrian Tutchings

Email:  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

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/Lesseees 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/Lesseees 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