

SIDCUP

1ST FLOOR, 140A STATION ROAD

DA15 7AG

LINAYS COMMERCIAL

26A STATION SQUARE
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TO LET – FIRST FLOOR SELF CONTAINED OFFICE/CLASS E USE SPACE

Location

Sidcup is a popular and busy town within the London Borough of Bexley located approx. 12 miles southeast of central London and adjacent to the towns of Chislehurst and Bexley. Sidcup Railway Station is situated just 150 meters from the property and provides commuter services to London with a journey time of approx. 30 minutes. In addition, an extensive bus network links Sidcup with Greater London and the immediate locality. Station Road is positioned on the A222 in close proximity to the A20 providing direct access to Junction 5 of the M25. The property occupies a prominent main road position with good levels of passing traffic close to the junctions with Hurst Road and Old Farm Ave.

Description

The available space is set out at first floor level with self-contained access via the front of the building. Internally, the space is configured to provide entrance hall/lobby, kitchen, WC and two offices (front and rear).




Accommodation

(with approximate dimensions and floor areas)

Net Internal Area: 491sq.ft 45.6sq.m

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

Terms	Photo
<p>The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £10,800 (Ten Thousand Eight Hundred Pounds) per annum exclusive, payable quarterly in advance.</p>	
Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2470.05 (2024/25 assessment). Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive and should contact The London Borough of Bexley Rates Department</p>	
VAT	Viewings
<p>We have been advised by our clients that the property is not elected for VAT.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="922 1495 1214 1698"><p>www.linays.co.uk</p><p>01689 875 511</p></div>