

NEW ELTHAM

405b FOOTSCRAY ROAD

SE9 3UL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – GROUND FLOOR OFFICE SUITE APPROX 290 SQ FT (26.94 SQ M) GIA.

Location

Situated in a prominent position at the junction of Footscray Road and Avery Hill Road, diagonally opposite New Eltham Railway Station which offers frequent services which include London Bridge, Waterloo, Cannon Street and Charing Cross with an average journey time of approx. 30 minutes.

The surrounding area includes a mixture of established local shops including a Co-Op convenience store plus good quality residential properties. The A20 trunk road is less than 500 yards to the south of the property.



Red arrow marks subject property.

Description

Comprises a self contained ground floor office suite with private entrance, small display window, open plan office area plus small private office, kitchenette and cloakroom/WC. The property has the benefit of shared central heating, part suspended ceilings, floor coverings and a electric security shutter.

Accommodation

(With approximate dimensions and floor areas.

Main office

width 9' (29.5m) widening to 13'9 x 18'9 (4.19m x 5.71m)

Side office

9'9 x 5'5 (2.97m x 1.65m)

Kitchenette

6' x 4'9 (1.82m x 1.44m)

WC

TOTAL GROSS INTERNAL AREA APPROX. 290 SQ FT (26.94 SQ M).

Terms

The premises are to be let upon a lease at terms to be agreed for a minimum term of three years at a rental of £9,000 per annum exclusive including water rates and heating.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £1,721.55 (2025/2026 assessment).

Prospective tenants **may** be able to obtain Small Business Rate Relief, a Government incentive, and should contact the Business Rates section of the Royal Borough of Greenwich directly.

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 **NOT** be payable upon the rental under current legislation.

CEPC

Entrance



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk