

BLACKHEATH

REAR OF 35 MONTPELIER VALE

SE3 0TJ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – GROUND & FIRST FLOOR OFFICES/CLASS E USE SPACE



Location & Description

Blackheath is an area of South East London close to where Royal Borough of Greenwich meets London Borough of Lewisham. The subject property is situated in Blackheath Village, an established and popular commercial area consisting primarily of period buildings occupied by a range of independent and national operators adjacent to the open heath. Blackheath Railway Station is situated approximately 180 metres to the south, whilst pay & display parking is available directly outside the property at the pavement's edge. The property is located within the Blackheath Conservation Area. Access to the accommodation is via a single doorway from the front elevation as shown in red above, leading to a corridor understood to be shared with the adjoining café, first floor offices and a residential flat. The corridor provides access to a single WC facility, with wall heater and baby changing facility, for the exclusive use of the tenant. There is also a large storage cupboard in the corridor for the exclusive use of the tenant. A single doorway at the rear of the corridor provides access to the subject accommodation. The premises provide functional office space with wall mounted electric heaters. A staircase within the rear office provides access to a further meeting room/office at first floor level. All rooms have air conditioning and overlook a patio that provides good natural light.

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/5848

Terms

The accommodation is 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 **£21,725 (Twenty One Thousand Seven Hundred and Twenty Five Pounds)** per annum exclusive. The lease is to be granted outside of the security provisions of the Landlord & Tenant Act 1954 (as amended).

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBC (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that property is **not** elected for VAT.

Accommodation

Floor	Sq.Ft	Sq.m
R/O Ground Floor:	869	81
Total Net Internal Area:	869 sq ft	81 sq m

Commercial Energy Performance Certificate

35 Montpelier Vale Blackheath London SE3 0TJ	Energy rating C
Valid until 24 August 2032	Certificate number 0502-4414-3344-7527-6386

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact: Mandeep Cheema
Email: mc@linays.co.uk