

BEXLEY

34B NORTH CRAY ROAD

DA5 3LZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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SELF CONTAINED TWO STOREY COMMERCIAL PREMISES WITH PARKING



Location & Description

Bexley is a popular south-east Greater London suburb located between Sidcup and Bexleyheath. The town serves as an excellent gateway to Kent and London and is situated on the A2 (Black Prince Interchange) that links with the A102 (Blackwall Tunnel) and J2 of the M25. In addition, the A20 (Sidcup By Pass) is within a five-minute drive. For rail transport, Bexley Station (Southeastern) is approximately 0.4 miles away providing direct services to London Charing Cross and Dartford whilst the Elizabeth Line from Abbey Wood allows commuters to reach Canary Wharf and Liverpool Street in just over 20 minutes.

The property is situated at the northern end of North Cray Road (A223), at its junction with Vicarage Road. Access is via a shared service road directly from the roundabout leading into a mews style development. The general character of the area comprises residential dwellings whilst there are a range of local shops and amenities located on Bexley High Street. Comprises a purpose-built commercial building arranged over ground and first floor level set beneath a pitched roof with private forecourt and undercroft parking areas. Internally the space is currently configured to provide a mixture of open plan and partitioned cellular offices, kitchen, stores and male and female WC's. Features include air conditioning, LED lighting, full access raised flooring, DDA compliant, intercom, shower, glass partitioned offices and fitted kitchen (all untested).

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

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 **£50,000 (Fifty Thousand 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 £16,740.00. Interested parties are strongly advised to check the rates liability with the local authority directly.

VAT

The property is not currently elected for VAT.

Anti-Money Laundering

Linays is regulated by the RICS and by HMRC in relation to its agency services and obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such.

Accommodation

Approx Net Internal Areas:

Floor	Sq.Ft	Sq.m
Ground Floor:	721	67
First Floor	1528	142
Total Net Internal Area:	2,249 sq ft	209 sq m

Commercial Energy Performance Certificate

34b North Cray Road
BEXLEY
DA5 3LZ

Energy rating

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Valid until

14 December 2032

Certificate number

2917-4540-1061-9260-2141

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:

Mandeep Cheema

Email:

mc@linays.co.uk