

SIDCUP

REAR OF 279 MAIN ROAD

(ACCESS VIA LONGLANDS ROAD)

DA14 6QL

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – SELF CONTAINED OFFICE / BUSINESS UNIT – 947 FT²

Location

Sidcup is a popular 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 1.0 mile 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.

Main Road is positioned in a central location on the A211 in close proximity to the junction with Footscray Road. The general character of the area offers a mixture of established commercial properties and residential dwellinghouses. The building is not listed, nor does it fall within a conservation area.



Accommodation

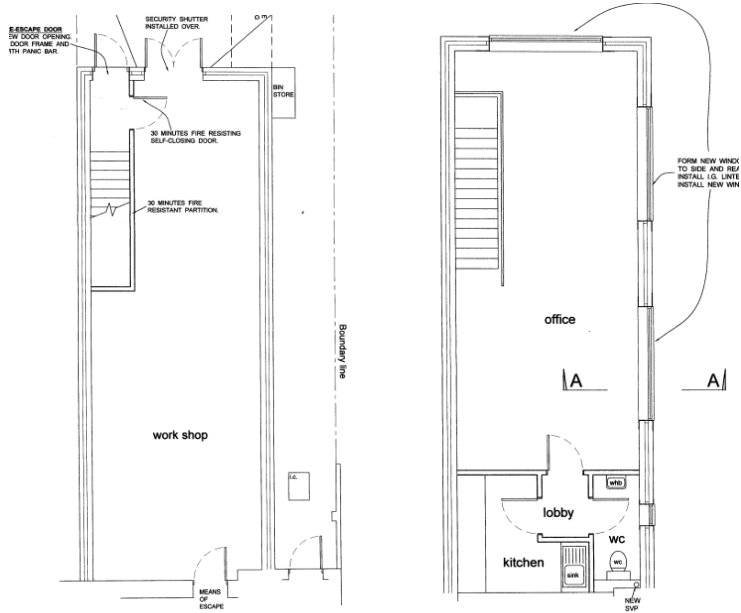
	Sq.Ft	Sq.m
Total Area (Ground and First)	947	88

Description

The property comprises a two story commercial building over ground and first floor level located to the rear of an established main road parade. Internally the premises are currently arranged to provide warehouse/stores at ground floor level and offices at first floor with kitchen and WC. We understand the property is not listed, nor located within a Conservation Area. Externally, the property benefits from a forecourt area. Access to the property is via a service road from Longlands Road.

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	Commercial Energy Performance Certificate
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 £18,000 (Eighteen Thousand Pounds) per annum exclusive.	Rear Of 279 Main Road SIDCUP DA14 6QL Energy rating C
	Floor Plans
Rating Assessment We understand from the Valuation Office Agency (VOA) website that the rates payable are £3,931.20 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Occupiers may be able to obtain <u>100% relief</u> from the payment of Business Rates under the current Small Business Rate Relief incentive and should contact the London Borough of Bexley.	 Ground Floor First Floor
Legal Costs	Viewings
Each party is to be responsible for the payment of their own legal and professional fees.	By prior appointment via Linays Commercial Limited.
VAT	Contact: Mandeep Cheema Email: mc@linays.co.uk
We have been advised by our clients that VAT will not be payable.	