

HUMMERSTONE & HAWKINS

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GROUND FLOOR SHELL UNIT IN NORTHUMBERLAND HEATH TO LET



Ground floor office space to let in
Northumberland Heath

Total floor area of approximately 350
square feet.

Kerbside and 'pay and display' parking
nearby.

Ideal as a small office, a therapy room
or some retail uses.

We understand that the premises is to
let as a shell unit.

New lease terms - terms negotiable and
to be agreed with the landlord.

371 – 375 Bexley Road

Northumberland Heath

DA8 3EZ

Tenure: TO LET

Rental: £9,250

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Northumberland Heath is conveniently situated between the towns of Bexleyheath and Erith.

The subject property enjoys a position on Bexley Road (A220) at the junction with Brook Street, Barnehurst Avenue & Colyers Lane. Bexley Road is a busy shopping street with a number of specialist and independent retailers.

There is a nearby pay & display car park and there is also parking on nearby side roads.

DESCRIPTION:

A ground floor premises situated within a 2-storey detached building. We have been informed that the total floor area is C. 350sq ft.

Adjoining the premises on the ground floor is a tutoring business.

SEVICE CHARGE:

A service charge of £55 per calendar month is levied in respect of the management, heating and repair of the common parts and structure.

BUSINESS RATES:

Should business rates become payable then the tenant is to be responsible for the costs based on a fair split of the office space occupied.

TENURE:

The premises are available on flexible lease terms which are to be agreed with the landlord. The commencing rental is £9,250 per annum.

A rental deposit will be required subject to status.

EPC:

The premises has an EPC rating of C.

COSTS:

Each party are to be responsible for their own legal costs in this matter.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.