

OFFICE SPACE IN CRAYFORD AVAILABLE TO LET



Ground floor office space available on flexible lease terms.

Total floor area of C. 609sq. ft.

The premises includes two parking spaces.

Corner position close to the Crayford Retail Park.

Ideal as office space or education / medical uses.

Good links to both the A2 & M25 + Crayford train station is nearby.

93 Crayford Road

Crayford

DA1 4AS

Tenure: TO LET

Rental: £12,000 pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Crayford is located in the London Borough of Bexley approximately 16 miles south east of Central London, some 2 miles west of Dartford and around 2 miles east of Bexleyheath.

The subject property is situated on the busy Crayford Road on the corner of Ducketts Road. The premises benefits from much passing trade with Crayford Road a main thoroughfare carrying traffic travelling between Crayford town centre and Dartford. The area immediately surrounding is predominately residential but within walking distance is the Crayford Retail Park plus the towns shopping centre where there is a good mix of both independent and national retailers. There are good links to the A2 trunk road linking to London and M25.

DESCRIPTION:

The premises is located on the ground floor within a two-storey end of terrace property. An entrance door at the front of the property leads into a reception area. To the rear right hand corner is access through to an inner passageway where there are doors to a middle office plus a rear office. At the rear of the building is a kitchen and toilet.

The premises includes two parking spaces directly in front of the property.

APPROXIMATE MEASUREMENTS:

Reception area: 156sq. ft
Inner passageway: 29sq. ft
Middle office: 111sq. ft
Rear office: 271sq. ft
Kitchen: 42sq. ft

TENURE:

The premises are available on flexible lease terms at a commencing rental of £12,000 per annum

A rental deposit will be required subject to status.

EPC:

An EPC has been commissioned.

RATES:

We understand from the VOA website that the office has a rateable value of £3,100. The premises may therefore qualify for small business rate relief, but we advise interested parties to make their own enquiries with the relevant council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

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

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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.



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