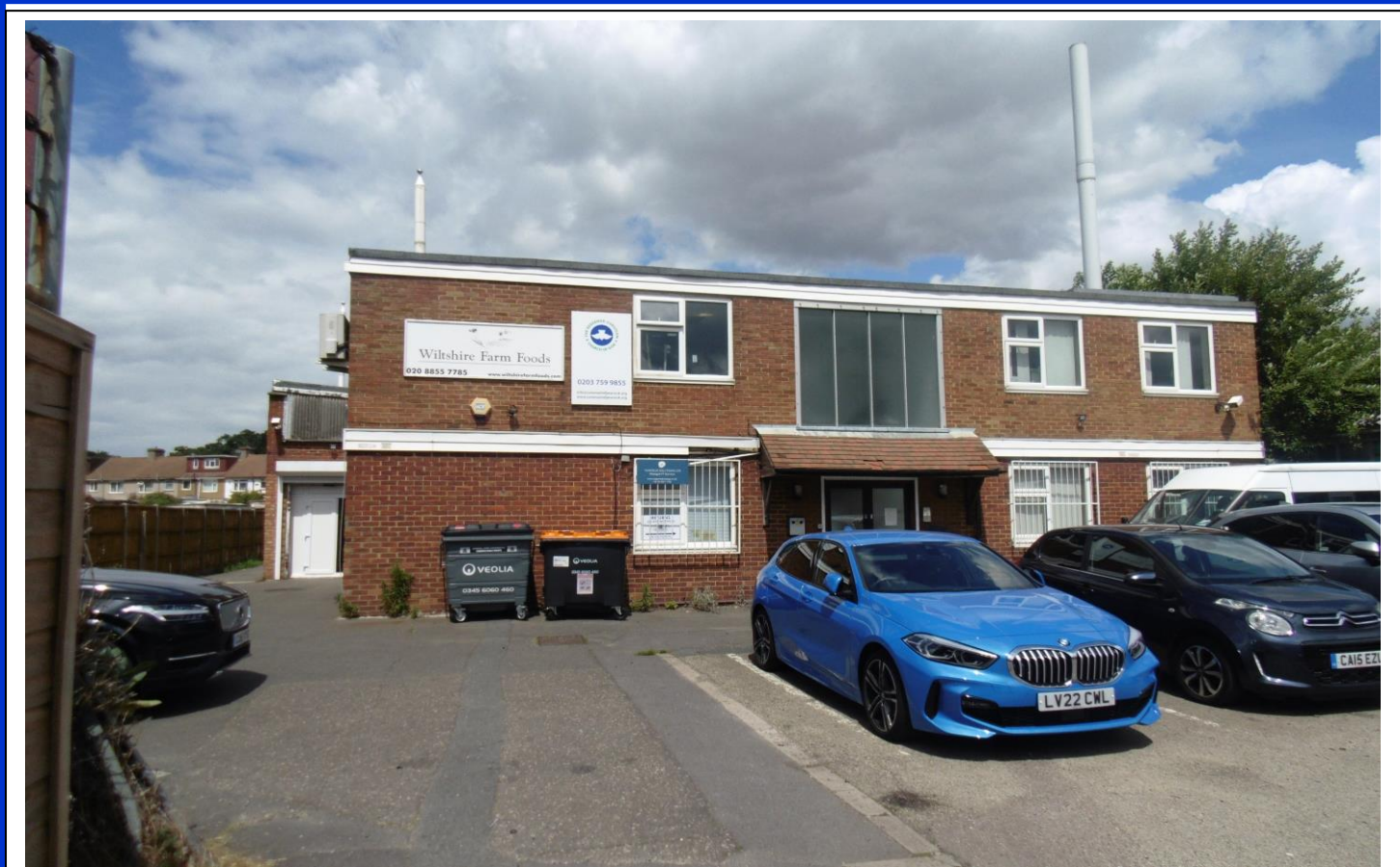


TO LET – INDUSTRIAL UNIT + GROUND FLOOR OFFICE SPACE



Ground floor office area of approx. 64.31sq m / 692sq ft.

Rear building for storage / industrial 97.62sq m / 1,051sq ft.

Premises includes a minimum of 7 parking spaces.

Ceiling height of the rear building 2.762m / 9.061ft.

Property is conveniently situated for easy access to the main A2.

3 Phase electric feed.

R/o 487 Blackfen Road

Sidcup

DA15 9NP

Tenure: TO LET

Rental: £24,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located behind Halfords at 487 Blackfen Road with the immediate nearby buildings being of similar industrial properties and with the estate being within a mixed commercial and residential area.

The property is located on the west side of Bexleyheath close to the A2 into London plus to the south and the Dartford crossing. The closest train stations are found at Albany Park and Bexley.

Blackfen Road is a very busy local thoroughfare with a high volume of traffic passing throughout the day. There are also frequent bus connections to the surrounding towns and villages.

DESCRIPTION:

The subject properties known as R/o 487 Blackfen Road comprise of a single building with two stories with a further single storey building behind.

Access to the properties is via a shared driveway which runs between Halfords & Plumbers Warehouse.

This opportunity comprises the ground floor main front office together with the storage building at the rear. The remainder of front building is let to three separate tenants two of whom just occupy one room each.

The single storey detached building at rear was used by the former occupiers as a freezer building. The building is open plan, has as we understand a 3 phase electric feed and the entrance doors are accessed via a small ramp.

The subject property includes a minimum of 7 parking spaces.

APPROXIMATE MEASUREMENTS:

Ground floor office: 64.310sq m. / 692sq ft.
Rear workshop / Storage: 97.672sq m. / 1,051sq ft.
Ceiling height of workshop: 2.762m / 9ft.
Access doors to workshop 2.202m x 2.068m / 7.22ft x 6.78ft.
Male WC: 8.396sq m. / 90sq ft.
Female WC 9.701sq m / 104sq ft.

TENURE:

The premises are available by way of a new lease for a minimum term of 5 years.

The commencing rental is £24,000 per annum.

SERVICE CHARGE:

We understand that there is a monthly service charge cost of £750.

The service charge covers the following:

Buildings insurance.
General & roof repairs.
Management fees.
Pest control.

EPC:

The premises has an EPC rating of E.

RATES:

We understand that the property at rear of 487 Blackfen Road has an overall rateable value of £42,250 per annum. Our clients have informed us that the rates payable are divided out between the tenants depending on floor space occupied with the subject premises being responsible for 30%. We would recommend that interested parties seek their own confirmation of this point.

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.

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.

