

## TO LET – MODERN OFFICES LOCATED ON ELTHAM HILL



Well presented, refurbished offices arranged over 3 floors.

Net floor area of approximately 230sq m. / 2,475sq ft.

Meeting / training rooms / 2 kitchens / ground floor toilets

2 secure parking spaces + free kerbside parking nearby.

Convenient location with good transport links.

Available of flexible lease terms.

**150 Eltham Hill**

**Eltham**

**SE9 5DY**

**Tenure: TO LET**

**Rental: £50,000 per annum**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Eltham is located within the London Borough of Greenwich, around 10 miles south east of London.

It is a commuter town with the main train station offering a frequent service into London Charing Cross, Cannon Street and Victoria. The A2 and the A20 provide access to the M25 and Dartford Crossing.

The subject property is conveniently positioned on Eltham Hill being within a short walk of the town centre. Eltham Hill is a main thoroughfare carrying traffic travelling to and from Eltham town centre and is also a main bus route.

Eltham has a busy shopping centre with a good mix of both local and national retailers.

**DESCRIPTION:**

Refurbished, modern offices suites to ground, first and second floors with each suite being well decorated and centrally heated.

Access to the property is either via a front entrance door from Eltham Hill which leads into a reception area, or a side door which gives access to a ground floor inner hallway.

The property includes two secure parking spaces at the rear of the building. Further parking can be found in nearby side roads plus we understand from the vendor that an application can be made to the local bingo hall who offer parking permits for around £36 per calendar month.

**APPROXIMATE MEASUREMENTS:**Ground floor

Front reception 21.573sq m / 232sq ft.

Front office left 16.780sq m / 181sq ft.

Kitchen 10.775sq m / 116sq ft.

Inner hallway with doors leading to: the rear offices, separate ladies & gents toilets, leading out to the parking area plus a door providing access to a basement.

Rear training / meeting room 49.591sq m / 534sq ft.

Internal meeting room 20.823sq m / 224sq ft.

First floor

Landing with doors to all rooms.

Front office right 22.850sq m / 246sq ft.

Front office left 21.605sq m / 233sq ft.

Rear office right 19.770sq m / 213sq ft.

Rear office left 20.819sq m / 224sq ft.

Internal kitchen 3.946sq m / 42sq ft.

Second floor

Landing with separate doors to the two rooms that both have sloping ceilings.

Office right 12.259sq m / 132sq ft

Office left 12.259sq m / 132sq ft

**TERMS:**

The premises are available by way of a new underlease, the terms of which are to be agreed. A rental deposit will be required.

**SERVICE CHARGE:**

The vendors have confirmed that there will be a service charge capped at £300pcm to cover the costs of the following: Cleaning, window cleaning, waste collection, water rates and buildings insurance.

**VAT:**

We are informed that the property is not elected for vat.

**EPC:**

An EPC has been commissioned.

**RATES:**

The property is rated together with 148 Eltham Hill and the rates payable is to be assessed.

**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](tel:02083031061)**

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.

