

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

BEXLEYHEATH - FIRST FLOOR OFFICE SUITE IN TO LET



MODERN, WELL PRESENTED
OFFICE SUITE TO LET

FLOOR AREA OF APPROX.
1,571SQ FT.

WALKING DISTANCE OF
TOWN & TRAIN STATION

SEPARATE LADIES AND
GENTLEMEN TOILETS

2 PARKING SPACES
AVAILABLE WITH PREMISES

AVAILABLE ON NEW LEASE
TERMS

Unit 1, Crown House,

Queen Street,

Bexleyheath, DA7 4BT

Tenure: TO LET

Rental: £18,000pa + VAT

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is situated in a mixed commercial, industrial and residential area just off the busy Broadway around ½ mile from the centre of Bexleyheath. The Broadway is a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre. The Broadway is also a main bus route. Bexleyheath town has a busy shopping centre with a good mix of both local and national retailers. There are good road links to the A2 trunk road linking London and the south and also connecting to the M25 and Dartford Crossing. Bexleyheath has its own mainline train station which is located within walking distance of the subject property.

DESCRIPTION:

Entrance is via doors into a small lobby area where a private entrance door leads to stairs up to the first-floor office suite. The stairs include a half landing where there are doors to separate ladies and gentleman's toilets.

Arranged over the first floor is well-presented and versatile office space of around c1,571sq ft. The floor area is configured to provide:

Reception area.	700sq ft
Training / meeting room.	317sq ft
Manager's office	243sq ft
Internal single person's office.	54sq ft
Internal storeroom / office,	214sq ft
Kitchenette	43sq ft
TOTAL	1,571sq ft

We are informed that the premises includes 2 parking spaces. A 'pay & display' car park opposite the property provides parking.

TENURE:

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

The commencing rental is £18,000 + VAT per annum.

SERVICE CHARGE:

A service charge is levied in respect of the management, maintenance, window cleaning, air con service and repair of the common parts and structure. We understand that the current budget is £1,200pa.

EPC:

The premises has an EPC rating of C.

RATES:

We understand from the Valuation Office Agency (VOA) website that the rateable value for the premises is £15,500 per annum.

Prospective parties are recommended to confirm rates payable by contacting the Rating office at the London Borough of Bexley 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. [Hummerstone & Hawkins T: 0208 303 1061](https://www.hummerstoneandhawkins.co.nz)



Reception area



Meeting / Training room

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.