

SIDCUP

JENDA HOUSE, CRAY ROAD

DA14 5DP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT, BR5 1NA
Fax: 01689 831416

01689 875 511

TO LET – WAREHOUSE PREMISES WITH CAR PARKING

Location

Sidcup is a busy suburb located on the North Kent border within The London Borough of Bexley. Cray Road is off of the Crittalls Corner roundabout at the junction of the A20 Sidcup Bypass. Direct trunk road access is available to Junction 3 of the M25 motorway at Swanley and junction 4 at Orpington. Numerous bus routes pass Cray Road.



Description

Jenda House comprises a self-contained end of terrace building arranged over two floors with the benefit of forecourt parking within a secure gated yard.

The ground floor is arranged to provide open plan warehouse space with roller shutter entrance door.

Accommodation

(with approximate net internal floor area)

Ground Floor Warehouse:	3,025 sq.ft	281 sq.m
Total Floor Area:	3,025 sq.ft	371 sq.m

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of; **£38,000 (Thirty Eight Thousand Pounds)** per annum exclusive rents are payable quarterly in advance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable for the ground floor is £16,988 (2017/18) assessment.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

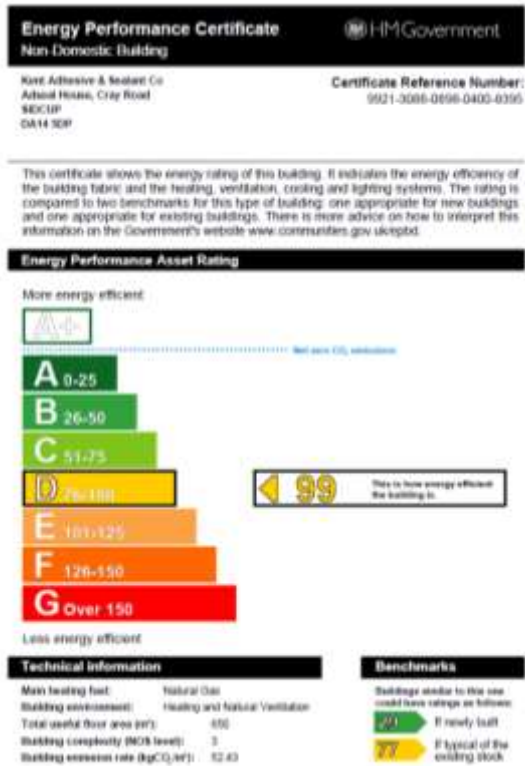
We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium.

Notes

Commercial Energy Performance Certificate



Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk