

ELTHAM

2 ARCADE CHAMBERS, HIGH STREET

SE9 1BG

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – FIRST FLOOR OFFICE SUITE – APPROX 210 SQ.FT (SQ.M)

Location

Eltham is located within the London Borough of Greenwich, approximately 8 miles South East of Central London, with an approximate population of 218,000. The subject property is conveniently located on the High Street with nearby occupiers including Marks & Spencer's.

Description

Comprises a first floor office suite accessed from within The Arcade retail and office complex.

The available space is set out to provide reception and office area.

Accommodation

(with approximate dimensions and floor areas)

Reception	66sq.ft
Office	144sq.ft

Total Floor Area Approx. 210sq.ft (m²)



Archive Photo

Terms

The premises are available to let on flexible lease terms for a number of years (1 year minimum) to be agreed at a commencing rent of **£3,150 per annum exclusive**. A service charge is applicable. Further information can be seen overleaf.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £944.30 (2017/18) assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

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/Lesseees 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/Lesseees 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

Ref: MC/4488

Legal Costs

A document fee of £35.00 is to be made payable to the landlord once terms are agreed.

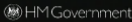
VAT

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

Service Charge

A service charge is to be levied to cover the cost of the cleaning, decorating, repair and maintenance of the common parts and structure plus a contribution towards the landlord's buildings insurance premium.

Commercial Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

OFFICE UNITS
The Arcade
Eltham High Street
LONDON
SE9 1BE

Certificate Reference Number:
0612-0131-1320-6208-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 602
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
49 If newly built
107 If typical of the existing stock

96 This is how energy efficient the building is.

Viewings

Strictly only available by prior appointment via Linays Commercial Limited.



commercialproperty@linays.co.uk

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