

SIDCUP

UNIT 9 FITZROY BUSINESS PARK, SANDY LANE

DA14 5NL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – OFFICE/ WAREHOUSE/ INDUSTRIAL UNIT
APPROX 4,500 SQ FT (418 SQ.M)**

Location

Sidcup is located approximately 12 miles south-east of Central London within the London Borough of Bexley. The A20 Sidcup-By-Pass runs close by and provides direct access to Junction 3 of the M25 and Junction 1 of the M20.

The property is situated on the west side of Sandy Lane in a well located industrial/trade counter area. Nearby occupiers include Selco, BP, Lexus, Porsche, Toyota, Coca Cola and Tesco.



Description

The property comprises an end of terrace unit within a well-maintained estate. The ground floor is arranged to provide entrance lobby, cloakroom/ WC's and warehouse space with full height roller shutter and partitioned office space. The first floor provides a mixture of open plan and cellular offices with fitted kitchen and ladies/gents WC facilities.

Features include to the first-floor office space, glazed partitioning and air conditioning. There is a private forecourt, allocated car parking and, lorry/loading bay area.

Accommodation

(with approximate gross internal floor area)

Ground Floor Warehouse	2,430 sq.ft	226 sq.m
First Floor Offices:	2,070 sq.ft	192 sq.m
Total Floor Area:	4,500 sq.ft	418 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 **£70,000 per annum exclusive** payable quarterly in advance.

A service charge is applicable. Further information can be seen overleaf.

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	Commercial Energy Performance Certificate
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We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,256.50 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT	
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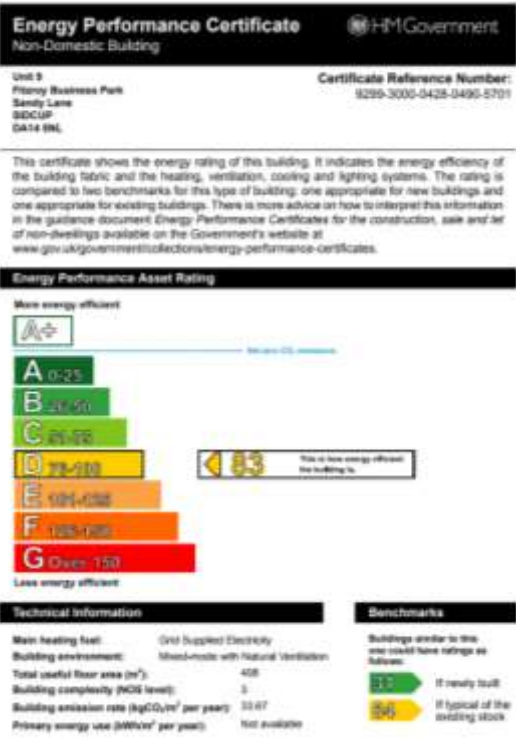
We have been advised by our clients that VAT **will** be payable upon the rental amount under current legislation.

Legal Costs	
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Each party to bear their own legal and professional fees incurred in respect of this transaction.

Service Charge	
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A service charge is levied to cover the cost of maintenance and repair of common parts. Year 2017/2018 estimate £2,300 plus VAT.



Energy Performance Certificate HM Government
Non-Domestic Building

Unit 9
Finney Business Park
Sandy Lane
SDCUP
DA14 9HL

Certificate Reference Number:
9295-3000-0428-0490-5701

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 in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/uploads/system/uploads/attachment_data/file/291000/energy-performance-certificates.pdf.

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:	Grid Supplied Electricity
Building environment:	Mixed-mode with Natural Ventilation
Total useful floor area (m ²):	408
Building complexity (NCB level):	3
Building emission rate (kgCO ₂ /m ² per year):	33.67
Primary energy use (MWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

- B1** if newly built
- B3** if typical of the building stock

	Viewings
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Available by prior appointment with Linays Commercial Limited.



www.linays.co.uk
01689 875 511

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