

# ELTHAM

6-8 ARCADE CHAMBERS, HIGH STREET  
SE9 1BG

# LINAYS COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – FIRST FLOOR OFFICE SUITE – APPROX 699 SQ.FT (64.94 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 and Debenhams.



## Description

The premises comprises two open plan office spaces located at first floor level plus kitchenette.

Shared WC facilities are available on the ground floor.

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease at a rental of £12,000 pax. Rents are payable quarterly in advance.

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

## Accommodation

(with approximate dimensions and floor areas)

Office 1	365 sq.ft	(33.91 sq.m)
Office 2	334 sq.ft	(31.03 sq.m)

**Total floor area 699 sq.ft (64.94sq.m)**

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,760.80 (2018/19 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. Please make enquiries with the local authority.***

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

**Legal Costs**

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

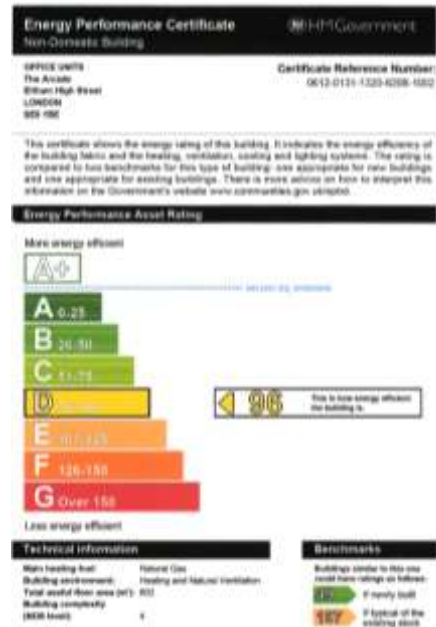
**VAT**

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**



**Viewings**

Strictly only available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema      Email: mc@linays.co.uk  
 Adrian Tutchings      commercialproperty@linays.co.uk

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