

SIDCUP

CHURCHILL HOUSE, MALTINGS MEWS

DA15 7DG

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – TWO STOREY DETACHED OFFICE/CLASS E USE BUILDING



Location & Description

Sidcup is a busy suburb within the London Borough of Bexley, approximately 12 miles south of central London. The town is well served for road transport with the M25 London orbital, the M20 and the A2 all within 15 minutes' drive. Maltings Mews is located opposite the junction with Manor Road on Station Road, the main north-south route through Sidcup, linking with Bexley to the east and Bromley to the southwest. Sidcup Railway Station is located 200 metres north of the property, within Zone 5 providing direct commuter services to London and Gravesend. Churchill House is located within a courtyard development and comprises a purpose built, two storey, office building of traditional brick construction set beneath a pitched roof with external forecourt areas. Internally the space is arranged to provide ground floor entrance reception, two meeting rooms, WC's and kitchen. The first floor offers open plan office space and features include air conditioning, central heating, LED lighting, suspended ceilings and security alarm. Externally a covered parking area is to be allocated to the Tenant.

Ground Floor: 501ft²/ 46.5m². First Floor: 565ft²/ 52.5m². **Total Net Internal Area: 1,066ft²/99m²**

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

Terms

The accommodation is available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of **£20,000 (Twenty Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4740.50 (2024/25 assessment).

Prospective tenants may be able to obtain 100% relief from the payment of Business Rates under the current small business rate relief incentive and should contact The London Borough of Bexley Business Rates Department for further information.

VAT

We have been advised by our clients that VAT will **not** be payable upon rental amounts under current legislation.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of the common parts.

Parking Area



Commercial Energy Performance Certificate

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk