SIDCUP

MARLESFIELD HOUSE

114-116 MAIN ROAD

DA14 6NG



26A STATION SQUARE
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TO LET – TOWN CENTRE OFFICE SUITE – 1st FLOOR LEVEL
7 ALLOCATED PARKING SPACES - APPROX 3,861 SQ.FT/358 SQ.M

Location

Sidcup is a residential suburb located within the London Borough of Bexley bordering Chislehurst and Eltham.
Sidcup Mainline Station is within walking distance providing frequent services to London Charing Cross, Cannon Street and Dartford.

Marlesfield House is situated in a convenient location close to the junctions with Station Road, Elm Road and Sidcup High Street.



Description

Comprises the first floor and arranged internally to offer a mixture of open plan and cellular offices including kitchenette.

Features: (all untested)

- 7 car parking spaces.
- Air conditioning.
- Suspended ceilings.
- LED Lighting.
- Passenger Lift
- Kitchenette
- Server room

Accommodation

First Floor Office Suite Approx: 3,861 sq ft (358 sq.m) 7 Car Parking Spaces.

Terms

The premises are 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 £54,000 per annum exclusive. The lease is to be grated outside the security provisions of The Landlord & Tenant Act 1954 (as amended).

A service charge is applicable, details overleaf.

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

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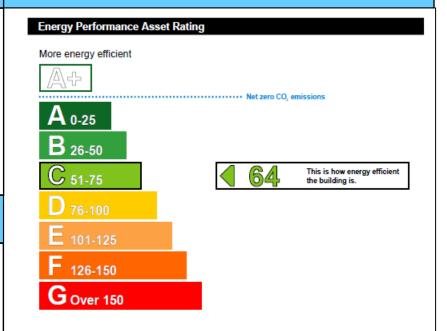
Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £17,465 (2024/25 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

The property is **not** elected for VAT.

Commercial Energy Performance Certificate



Service Charge

A service charge is levied to cover the cost of repair, cleaning, lighting, heating and management of the common parts and structure. Current payable figure £19,600 per annum exclusive.

Viewings

Available by prior appointment with Linays Commercial Limited.



Adrian Tutchings

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