

SIDCUP

MARLESFIELD HOUSE

114-116 MAIN ROAD

DA14 6NG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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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 granted 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

| Rating Assessment | Commercial Energy Performance Certificate |
|--|---|
| <p>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.</p> | <div data-bbox="716 306 1507 338" style="background-color: black; color: white; padding: 2px;">Energy Performance Asset Rating</div> <p data-bbox="737 365 927 390">More energy efficient</p> <div data-bbox="737 394 846 453" style="border: 1px solid black; padding: 2px; display: inline-block;">A+</div> <p data-bbox="1149 453 1312 474" style="color: blue; font-size: small;">Net zero CO₂ emissions</p> <div data-bbox="737 474 883 527" style="background-color: #006400; color: white; padding: 2px; display: inline-block;">A 0-25</div> <div data-bbox="737 527 915 579" style="background-color: #008000; color: white; padding: 2px; display: inline-block;">B 26-50</div> <div data-bbox="737 579 943 632" style="background-color: #70ad47; color: white; padding: 2px; display: inline-block;">C 51-75</div> <div data-bbox="737 632 976 684" style="background-color: #f0e68c; color: white; padding: 2px; display: inline-block;">D 76-100</div> <div data-bbox="737 684 1003 737" style="background-color: #ff8c00; color: white; padding: 2px; display: inline-block;">E 101-125</div> <div data-bbox="737 737 1032 789" style="background-color: #ff4500; color: white; padding: 2px; display: inline-block;">F 126-150</div> <div data-bbox="737 789 1062 842" style="background-color: #ff0000; color: white; padding: 2px; display: inline-block;">G Over 150</div> <div data-bbox="1089 590 1479 646" style="border: 1px solid black; padding: 5px; display: inline-block;"> ◀ 64 This is how energy efficient the building is. </div> |
| VAT | |
| <p>The property is not elected for VAT.</p> | |
| Service Charge | Viewings |
| <p>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.</p> | <p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1008 1142 1289 1346" style="border: 2px solid black; padding: 5px; text-align: center;"> <div style="font-size: 2em; font-weight: bold; color: blue; letter-spacing: 0.2em;">LINAYS</div> <div style="font-size: 0.8em; font-weight: bold; color: blue; letter-spacing: 0.2em;">COMMERCIAL</div> <div style="font-size: 0.9em; color: black; text-decoration: underline;">www.linays.co.uk</div> <div style="font-size: 0.9em; font-weight: bold; color: white; background-color: black; padding: 2px;">01689 875 511</div> </div> <p data-bbox="688 1381 911 1415">Adrian Tutchings</p> <p data-bbox="976 1381 1425 1415">commercialproperty@linays.co.uk</p> |