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Free House THE WRONG UN Free House

234-236, Broadway, Bexleyheath  
OFFICES TO LET WITH PARKING

Harpers & Co



# Broadway, Bexleyheath

UP TO 2050 SQ FT OF OFFICES TO LET | 1ST SELF CONTAINED OFFICE £9250 PA 796 SQ FT (74.88 SQ M) + 2 PARKING | 2ND SELF CONTAINED OFFICE £10,550 PA +2 PARKING | EXCLUSIVE OF RATES | HIGH QUALITY OFFICES | PARKING AVAILBALE | CAT II LIGHTING AND DL TRUNCKING | OPEN PLAN & MULTICONFUGURABLE | EARLY VIEWINGS ADVISED |

*Excellent, multi-configurable and or open plan space, centrally located with parking*

Up to 2050 SQ FT of Excellent Office Space available TO LET whole area £19811 per annum with 4 parking spaces or can be divided up to to 2 smaller spaces.

Harpers & Co are delighted to offer these first floor high quality offices which can be offered as one large open plan space and or divided into two halves offering 74 and 62 + plus sq m respectively excluding kitchen and some other rear store and office areas. To the rear of the offices is a private car park offering 4 spaces in total (2 for each office). These offices are offered TO LET exclusive of rates whereby we believe most applicants are eligible for small business rates relief.

We advise early viewings on this excellent and well located office space in the heart of Bexleyheath and in very close proximity to the mainline train station and the Broadway Shopping precinct.

Call Harpers & Co on 01322 524245.

## DESCRIPTION

The office are located on the busy Broadway and are approached from the front elevation and up a flight of communal steps to the first floor. Approached via shared access from Broadway Bexleyheath and with direct access to the rear car parking, the offices comprise an open area which has been partitioned into smaller offices with communal



toilets and kitchen. Partitioning is demountable and the layout can be varied at the tenant's options.

The property benefits from a B1 Use but may be suitable for other uses subject to planning permission, and Landlord's approval. Please make direct inquiries to Bexley Planning Department if necessary.

#### RATES

These offices are exclusive of rates and applicants are encouraged to make their own inquiries to the London Borough of Bexley and the Valuation Office. We feel applicants may be eligible for small business rates relief and are encouraged to make their own inquiries with this regard.

#### TERMS

Office 1: £9,260 per annum available on a new lease for a minimum of 5 years up to 25 years. The Lease to incorporate 5 yearly rent reviews. Office 2: £10,550 per annum available on a new lease for a minimum of 5 years up to 25 years. The Lease to incorporate 5 yearly rent reviews.

#### LEGAL COSTS

Tenant to pay Landlord's legal fees.

#### LOCATION

These excellent offices are located in the middle of busy and popular Broadway Bexleyheath, a main arterial road that is in close proximity to the busy pedestrianised shopping precinct with covenants such as Marks & Spencers, WH Smith, Next and several High Street Banks and also 5 mins walk to Bexleyheath Mainline Train Station with fast trains to London Bridge and Charring Cross.

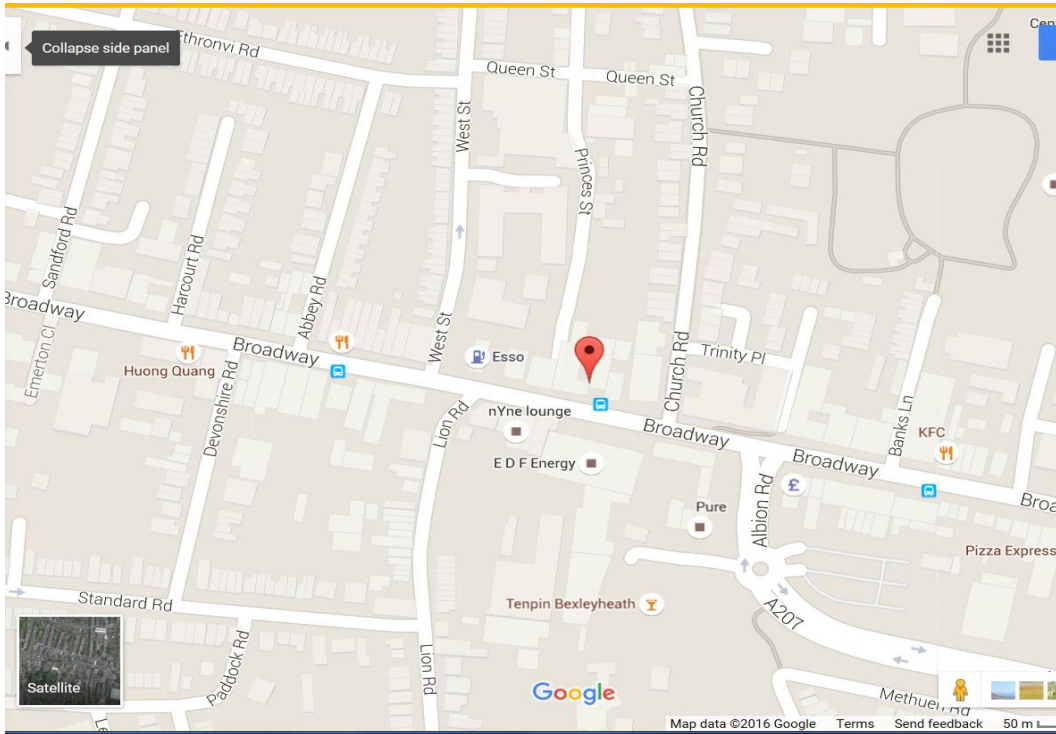
Access to the M25 and A2 with fast road links into Central London also in close proximity.

#### HARPERS & CO SPECIAL REMARKS

*We are delighted to offer these excellent units in this fantastic location. There are few quality offices in Broadway Bexleyheath and these 2 on offer are competitively priced and offer configurable space to suit a host of end users. The offices are well specified, bright and offer functional space with good parking at a reasonable rent.*







Early viewings advised through Sole Agents Harpers & Co

Contact 01322 524245

**Energy Performance Certificate** UK Government  
**Non-Domestic Building**  
 Floor 1  
 254-256 Broadway  
 BEXLEYHEATH  
 DA5 2AS  
 Certificate Reference Number:  
 0090-0018-0301-4381-2044

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 on the Government's website [www.communities.gov.uk/epcr/](http://www.communities.gov.uk/epcr/).

**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

← 83 → This is your energy efficient

Less energy efficient

**Technical Information**

Main heating fuel	Gas	Standard Efficiency
Building envelope	200	Conditioning
Total useful floor area (m <sup>2</sup> )	254	
Building complexity (NDR level)	3	

**Benchmarks**

Compared to this one:  
 (G3) If newly built  
 (E3) If typical of the existing stock

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**Harpers & Co**