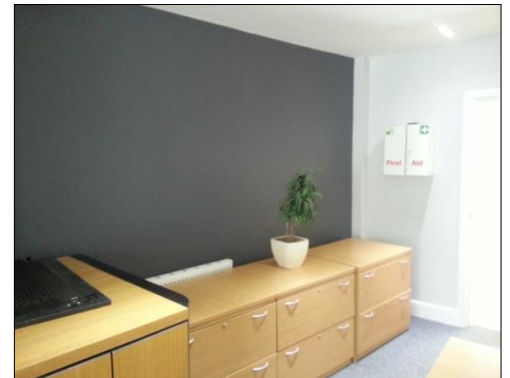


OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



HIGH SPEC OFFICES TO LET
£12,750-00 per annum FR & I LEASE
582 SQ FT (54.09 SQM)

Hi spec offices (6 plus desks)
Fully air conditioned *Fitted Kitchen* Fully carpeted
Rear yard and storage* Directors office/ meeting room Good location

HIGH SPEC OFFICES TO LET

Description

This office occupies a corner building and comprises a ground floor area of approximately sq ft (sq m) which is predominantly open plan. To the rear of the office is a fully functional kitchen, over, fridge freezer and hob. To the rear there is a good size WC with tiled floor. The rear of the unit also has a small courtyard which can be used for the office to provide some private outside space.

Location

We are delighted to offer this well located Freehold Commercial Unit with ancillary upper FOR SALE which is located on the busy intersection between Bellegrove Road and Welling High Street. Welling is a busy and thriving town in South East London with excellent links to the City, London and the M25. The property is well situated at the top and busy end of Welling High Street with a large TESCO and Morrisons, superstore, Barclays Bank, Santanader and Superdrug in close proximity.

Welling mainline train station is also a short 5 min walk from the unit and there are ample public car parks in the immediate vicinity.

Accommodation

Ground Floor Office Area	582 sq ft	54.09 sq m
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Ample parking in the surrounding streets.

TENURE: TO LET £12,750-00 pa on a Fully Repairing & Insuring Lease .

Shorter-term term lets may also be considered.

VAT: VAT is not applicable.

RATES: As of June 2015 the rateable value is £6,200.

Applicants are advised to enquire as to whether they are eligible for Small Business Rates Relief.

See www.voa.gov.uk

EPC RATING E

SAT NAV REF: DA161TR

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING: *Strictly via sole & Managing Agents Harpers & Co*



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