



IDEAL SPACE FOR START-UP BUSINESSES

TO LET

Offices from

569-4,260 sq.ft

(53 - 396 sq.m)



Roxby House 20-22 Station Road, Sidcup, Kent, DA15 7EJ

- Flexible lease terms
- 8 Person passenger lift
- On-site car parking
- Intercom / CCTV

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Areas (Approx. Gross Internal)

Suite 2	Floor 2	569 sq.ft	53 sq.m
Suite 2	Floor 3	569 sq.ft	53 sq.m
	Floor 4*	1,570 sq.ft	146 sq.m
	Floor 1*	4,260 sq.ft	396 Sq.m
Total		6,968 sq.ft	648 sq.m

* available early-July 2024

Description

- 6 storey purpose built office block
- On-site car parking
- 8 person passenger lift
- Separate male and female toilets
- Carpeted throughout

Rent & Rates

Rent on application.
Rateable Value - TBC

Rates Payable - TBC pax

For further information and to clarify these costs, contact the Local Rating Authority.

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

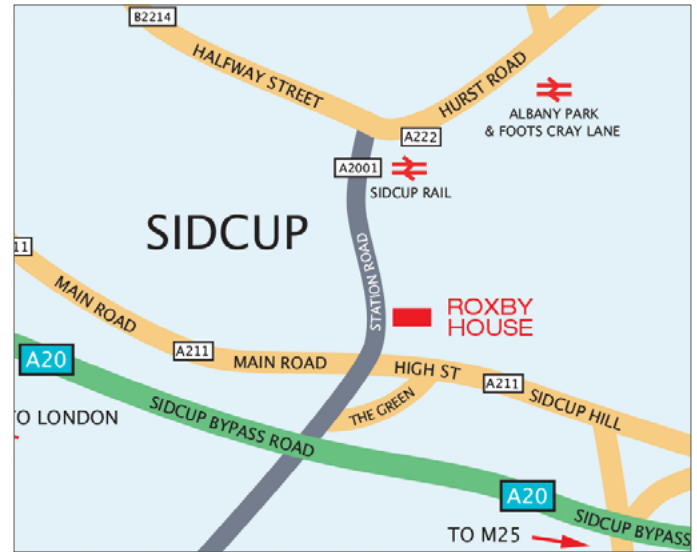
The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

130, Band F.

Planning

The property currently has consent for office use. It is the in going tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



Location - DA15 7EJ

The property is prominently situated on Station Road (A222), close to the junction with Sidcup High Street. Roxby House benefits from good road connections with the A20 within close proximity and the A2 circa 2 miles to the north. Sidcup Station is within easy walking distance from the property and has regular services to London Bridge, Cannon Street and Charing Cross stations.

The property is a six-storey, purpose built office block with on-site car parking. The building has a reception area, 8 person passenger lift and separate male and female WCs. Each suite has; suspended ceilings with inset lighting, heating, perimeter trunking, carpets and provides good natural light.

References

The granting of a lease will be subject to satisfactory references and accounts.

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Viewing Strictly via prior appointment with the appointed agent:



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