

ELTHAM

1ST & 2ND FLR, 135-143 ELTHAM HIGH ST
SE9 1TQ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET - OFFICE / CLASS E USE PREMISES - TOWN CENTRE LOCATION



Location & Description

Eltham is a densely populated London suburb within the Royal Borough of Greenwich located some 9 miles south-east of Central London, between Blackheath and Sidcup. The area benefits from good road communications being situated between the A2 to the north, the A20 to the south and the A205 South Circular to the west. Eltham Rail Station provides regular services to numerous Central London stations, as well as Dartford to the east. The property is situated in the town centre on the north side of Eltham High Street (A210), close to its junction with Archery Road. Occupiers close by include Nandos, Vue, Sports Direct, Iceland, Marks & Spencer, Burger King & KFC amongst many others.

The property comprises self-contained accommodation set out over first and second floor level within a purpose built three storey building forming part of the Lidl food stores. Access is via a private entrance from the pavement edge and internally the space is currently configured to provide a mixture of open plan and partitioned cellular offices, kitchen, staff break out areas and ladies & gents WC's. Features include air conditioning, passenger lift, gas central heating and perimeter trunking.

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

Terms	Accommodation												
The accommodation is 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 £65,000 (Sixty-Five Thousand Pounds) per annum exclusive.	<div>Approx Net Internal Areas:</div> <table><tr><th>Floor</th><th>Sq.Ft</th><th>Sq.m</th></tr><tr><td>First Floor:</td><td>2,214</td><td>205.75</td></tr><tr><td>Second Floor:</td><td>1,879</td><td>174.61</td></tr><tr><td>Total Net Internal Area:</td><td>4,093 sq ft</td><td>380.3 sq m</td></tr></table>	Floor	Sq.Ft	Sq.m	First Floor:	2,214	205.75	Second Floor:	1,879	174.61	Total Net Internal Area:	4,093 sq ft	380.3 sq m
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Rating Assessment	Commercial Energy Performance Certificate												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £21,057.80 (2024/25 assessment).</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	Awaited.												
VAT													
The property is elected for VAT which is due payable on rental amounts.													
Planning	Viewings												
Class E of the Town & Country Planning Use Classes Order allows for the premises to be occupied for the purposes of financial/professional services, light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. All uses are subject to Landlords consent.	<div>Available by prior appointment with Linays Commercial Ltd.</div> <div><div>Contact:</div><div>Mandeep Cheema</div><div>Email:</div><div>mc@linays.co.uk</div></div>												