



BAXTER PHILIPS
2nd FLOOR OFFICES
WITH PARKING
TO LET
020 8313 9000
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Café
OPEN

Star C
And Resta

SELSDON HOUSE

Domino's

SMALLWORTHS
REPAIRS & REPAIRS CENTRE

Panakein
MORTGAGE ADVISORY SERVICE

French Dry Clean

2 HOUR
CLEANING
BY FRENCH

BREAKFAST LUNCH DINNER BAGUETTE CAPPUCCINO LATTE 020 8651 6696

BAXTER PHILIPS
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**MODERN OFFICE
WITH 6 PARKING SPACES
TO LET**

**PART SECOND FLOOR
SELSDON HOUSE
212-220 ADDINGTON ROAD
SELSDON, CR2 8LD**

LOCATION:

The subject premises are located on the southern side of Addington Road which forms the urban town centre 'High Street' of Selsdon. The area is well served with recreational and retail facilities with such occupiers in situ as Sainsburys, Aldi, High Street banks and a number of other national and local type multiples.

DESCRIPTION:

The premises form a second floor office suite which is served by lift and stairs and recently refurbished WC facilities. The suite itself has been redecorated offering a modern office facility being predominantly open plan with the following amenities:

- New carpeting
- Suspended ceiling with recessed CAT II lighting
 - New UPVC windows
- Excellent natural light
- Some managerial offices in situ
- 6 parking spaces
- Gas fired central heating

ACCOMMODATION:

The premises have the following approximate areas:

2,257 sq. ft. - 209.67 sq. m.

RENT:

£15.00 per square foot per annum exclusive

TERMS:

Available to let by means of a new full repairing and insuring lease to be granted, length by negotiation but with provision for regular rent reviews and service charge.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

RATES:

RV 2017 **£23,250**

UBR 2017-2018 46.6p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC:

Rating: TBC

V.A.T.:

The terms quoted exclude any V.A.T. which our clients may have elected or be under a duty to impose.

VIEWING:

Strictly via sole agents: Baxter Philips - Tel: 020 8313 9000

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

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