



**BAXTER PHILIPS**  
**020 8313 9000**

[baxterphilips.co.uk](http://baxterphilips.co.uk)

**REFURBISHED 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 offers a modern facility being predominantly open plan with the following amenities:

- New carpeting
- Suspended ceiling with recessed CAT II lighting
- 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.

**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.

**RENT:**

**£28,250 per annum exclusive**

**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                      **£16,500**

UBR 2017-2018        46.6p in the £

Transitional relief/premium maybe applicable – further details can be found at [www.businesslink.gov.uk](http://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**

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

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