

**GROUND FLOOR, NEXUS HOUSE, 2 CRAY ROAD, SIDCUP,
KENT DA14 5DA**

TO LET



**GROUND FLOOR OFFICES IN LANDMARK BUILDING
SUITABLE FOR ALTERNATIVE USES (Subject to Planning)**

1834 SQ FT (170.38 SQ M)

RENT : £30,000 PER ANNUM EXCLUSIVE

Also at:

Croydon
East Dulwich

Location

These prominent landmark offices are located at the junction of Foots Cray High Street and Cray Road and enjoy easy access to the A20 at nearby Crittall's Corner leading to the M25 Junction 3 and M20 Junction 1 to the east.

All necessary amenities are available within walking distance.

Description

The available accommodation comprises most of the ground floor of this modern office building.

Access to the building is via a shared reception area from the Cray Road elevation leading to attractive ground floor offices which benefit from a good level of natural light.

The offices have suspended ceilings incorporating Category II lighting as well as carpeting throughout and perimeter trunking. The property also benefits new double glazing.

Two designated car spaces are available and free on street parking is available locally.

Accommodation

The property has the following approximate net internal areas:

Ground Floor 1834 SQ FT (170,38 SQ M)

CG5832

Terms

Our client is willing to grant a new lease for a term to be agreed.

Rent

The rent for the entire floor is £30,000 per annum exclusive.

Rates

The property has a rateable value of £17,750. Any prospective tenant must confirm rates payable with the charging authority prior to entering into any contract.

Planning

The premises have most recently been used for B1 offices. Uses such as medical centre, dentists etc will be considered subject to planning. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

EPC

The unit currently has an energy rating of 'C'. The full EPC is available to download at www.hindwoods.co.uk

Legal Costs

Each party to be responsible for their own legal costs.

VAT

We are advised that VAT is not currently chargeable.

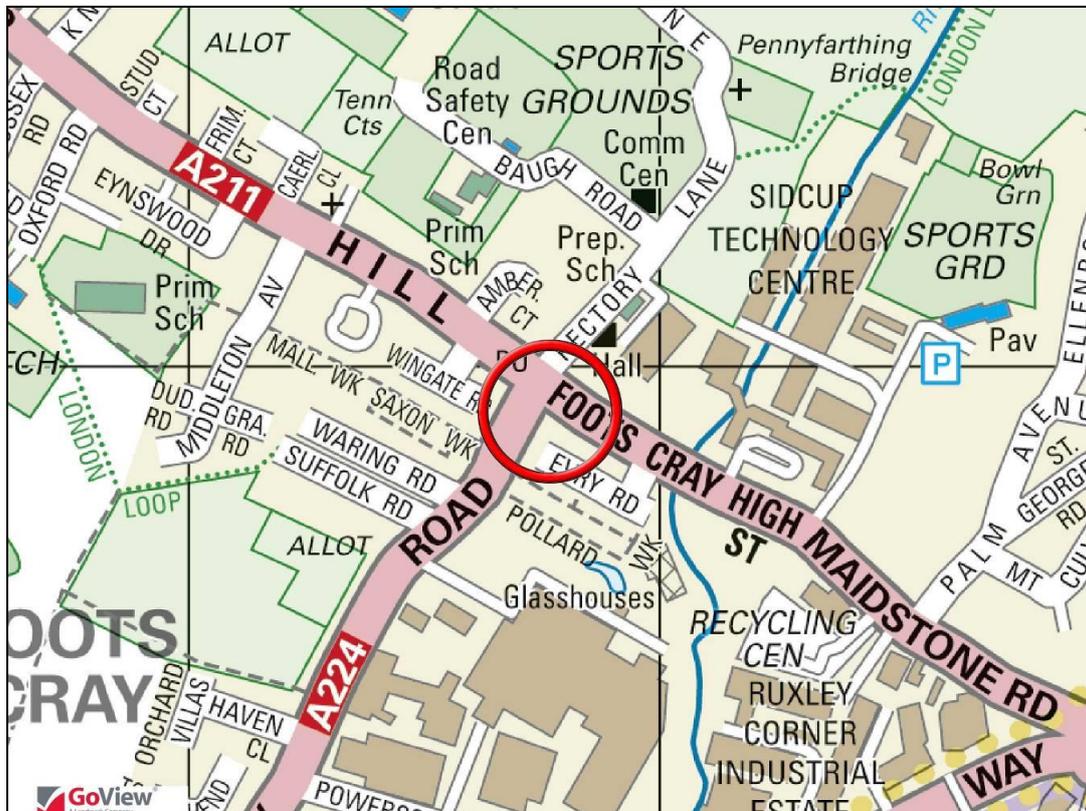
Viewing

Strictly by prior arrangement with sole agents Hindwoods.

Kevin Bright: k.bright@hindwoods.co.uk

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