



## High Street Bexley | £4,058 PCM |

Situated in the heart of Bexley Village a short walk from the shops and mainline station we are delighted to offer this modern, bright and spacious office suite on the first floor of this stylish commercial development built in 2016. This property is a detached building with three floors of occupied offices and a reception area with a lift serving all floors and boasts among its many features under floor heating, movement censored lighting and Wifi boosters with a high speed leased internet line. In our opinion this property would adequately provide work station provision for upwards of 10 people and an early inspection to view is well advised..



- Ample natural light
- Balcony
- Close to superb road links
- First floor office suite
- Lift
- Meeting Rooms

**LOCATION**

This property is in an enviable position being just off the High Street and is easily identifiable being close to the Old Mill Wheel and is located within easy access to the A20 and A2 roads while also being only a short distance for access to the M25.

**ACCOMMODATION**

Main office 58'9 x 30'9 (17.91m x 9.37m )

Meeting Room 16'1 x 12'6 (4.9m x 3.81m )

Kitchen 7'2 x 6'10 (2.18m x 2.08m )

Balcony 16'1 x 5'6 (4.9m x 1.68m )

Staff Toilets x (0'0" x 0'0" )

Shared facilities mens and womens washrooms

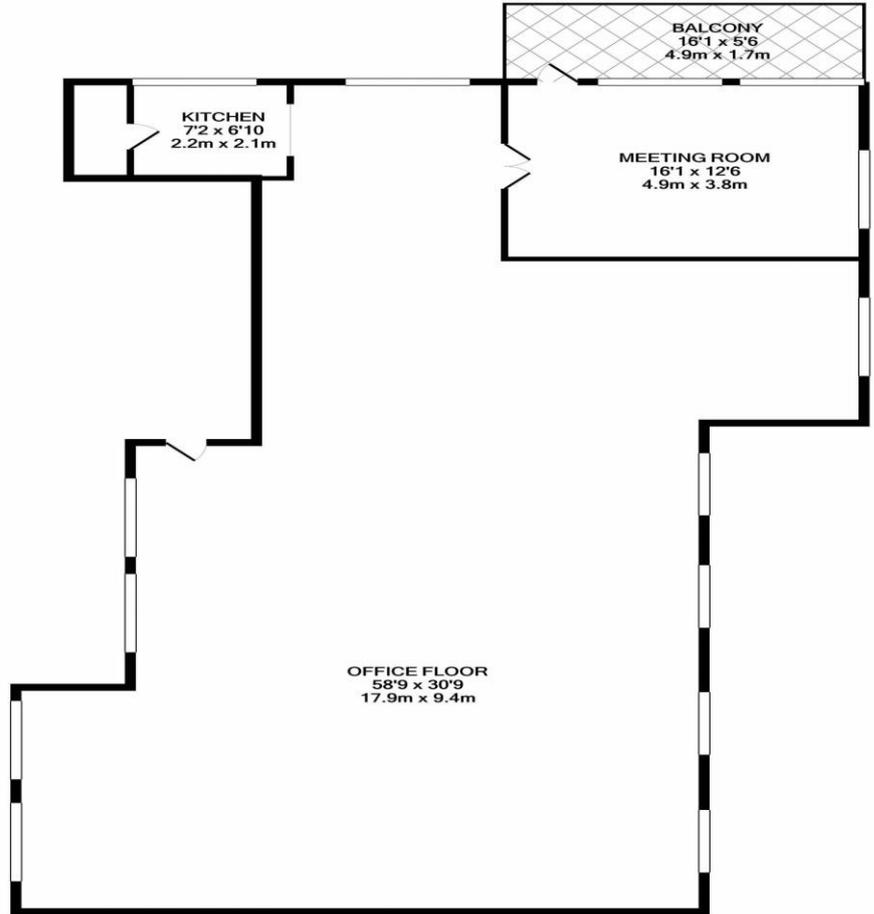
**TERMS**

Remaining 7 year lease

**RENT** £48,700 PA plus vat

**SERVICE CHARGE** A percentage share of the service charge currently £2200 PA shared with other tenants

All utilities, gas water electricity will be at the tenant's expense



TOTAL APPROX. FLOOR AREA 1948 SQ.FT. (181.0 SQ.M.)  
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