

OFFICE

**BUSINESS
SPACE
AGENCY**



TO LET



FIRST FLOOR, 68 HAILEY ROAD, ERITH, KENT DA18 4AA

OFFICE SUITES OF 1,237 SQ FT TO 3,006 SQ FT

- **GAS CENTRAL HEATING**
- **SUSPENDED CEILINGS WITH CAT II LIGHTING**
- **PERIMETER TRUNKING**
- **AIR CONDITIONING**
- **QUICK OCCUPATION AVAILABLE**

LOCATION

Hailey Road is well served by the A2016 dual carriageway providing easy access to J1a M25, to the east and Blackwall Tunnel approach to the west. Central London is approximately 12 miles to the west. Erith mainline railway station provides services to London Bridge, Waterloo and Charing Cross in a journey time of approximately 30 minutes.

DESCRIPTION

The suites are located on the ground and first floor to the front of an industrial unit. The suites generally offer open plan office accommodation some with individual offices. The offices benefit from suspended ceilings with inset lighting, air conditioning and perimeter trunking.

Suite	Location	Size Sq Ft	Status
Suite A	Ground floor, RHS	1,769	Available
<i>Suite B</i>	<i>First floor, RHS</i>	<i>1,842</i>	<i>Let</i>
Suite C	First floor, LHS	1,237	Available

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TO 3,006 SQ FT**

ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

FLOOR	SQ FT	SQ M
OFFICE SUITES, 68 HAILEY ROAD		
Suite A: Grnd Floor – Right Hand Side	1,769	164.35
Suite B: First Floor – Right Hand Side	1,842	Let
Suite C: First Floor – Left Hand Side	1,237	114.94
TOTAL	4,848	450.48

TERMS

The suites are available on new sub leases for a term to be agreed, outside the provisions of sections 24 – 28 inclusive of the Landlord and Tenant 1954.

RENT

Information available upon request.

SERVICE CHARGE

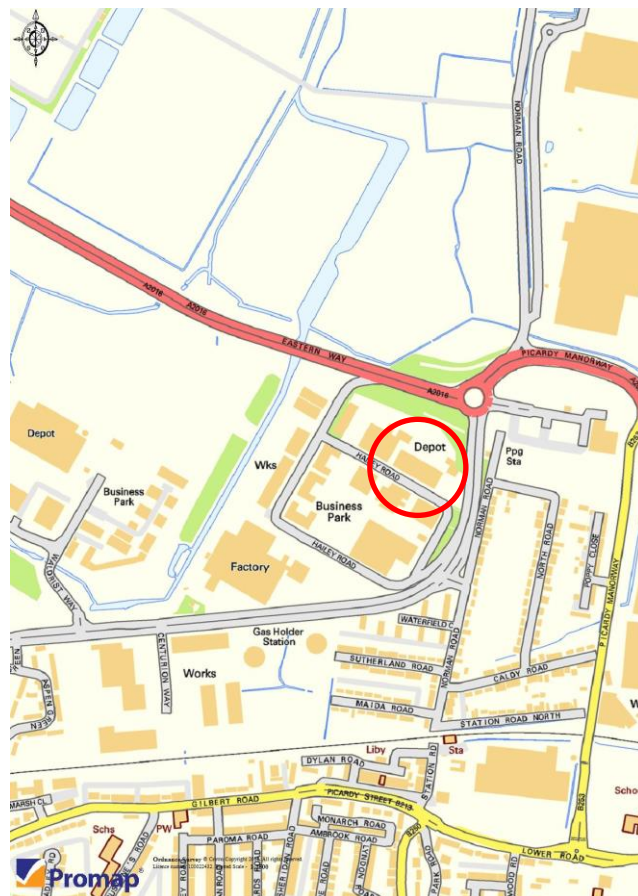
A service charge is applicable for common and shared items – more information available upon request.

RATEABLE VALUE

The property is currently assessed as a whole for business rate purposes. The business rates contribution will be included in the service charge.

VAT

VAT will be payable.



ENERGY PERFORMANCE CERTIFICATE

The property is currently assessed as a whole:

UNIT 68 0991-2065-0930-1000-8513 D-98

CONTACT

For further details on these and many other available properties please contact:



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