



BAXTER PHILIPS
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**MODERN REFURBISHED OFFICE
WITH 4 PARKING SPACES
TO LET**

**SECOND FLOOR REAR
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 (rear) office suite which is accessed via either passenger lift or communal stairs. The office space and common parts have just been fully refurbished. The suite itself provides a self-contained open plan, modern office facility to include the following specification and amenities:

- New carpeting
- New suspended ceiling with recessed LED lighting
- Newly refurbished common parts and modern WCs
- Excellent natural light and new UPVC windows
- Newly constructed and fitted staff kitchen and breakout area
- 4 parking spaces
- Gas fired central heating

ACCOMMODATION:

The premises have the following approximate areas:

2nd Floor Rear: 1501 sq ft – 139.44 sq. m.

Kitchen/Staff Area: 150 sq ft – 13.94 sq m

RENT:

£17.50 per square foot

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 maintenance charge.

LEGAL COSTS:

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

RATES:

RV 2017 £16,500

UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

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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