



**SARGASSO, FIVE ARCHES BUSINESS ESTATE, MAIDSTONE ROAD, SIDCUP, KENT
DA14 5AE**

MODERN SECOND FLOOR OFFICE TO LET





- Modern second floor office
- Measures approx 3,040sqft
- 14 parking spaces
- Air conditioning throughout
- DDA compliant & lift access
- Guide rent: £45,000pa (just £15 per sqft!)

Description

An opportunity to rent 3,040sqft of office space on the second floor at Sargasso, a purpose built office building on the Five Arches Business Estate in Sidcup.

The office benefits from secure fob entry, lift access, reception area and secure undercroft car parking for 14 spaces. There is air conditioning, CAT 6 cabling, a kitchen and WC facilities.

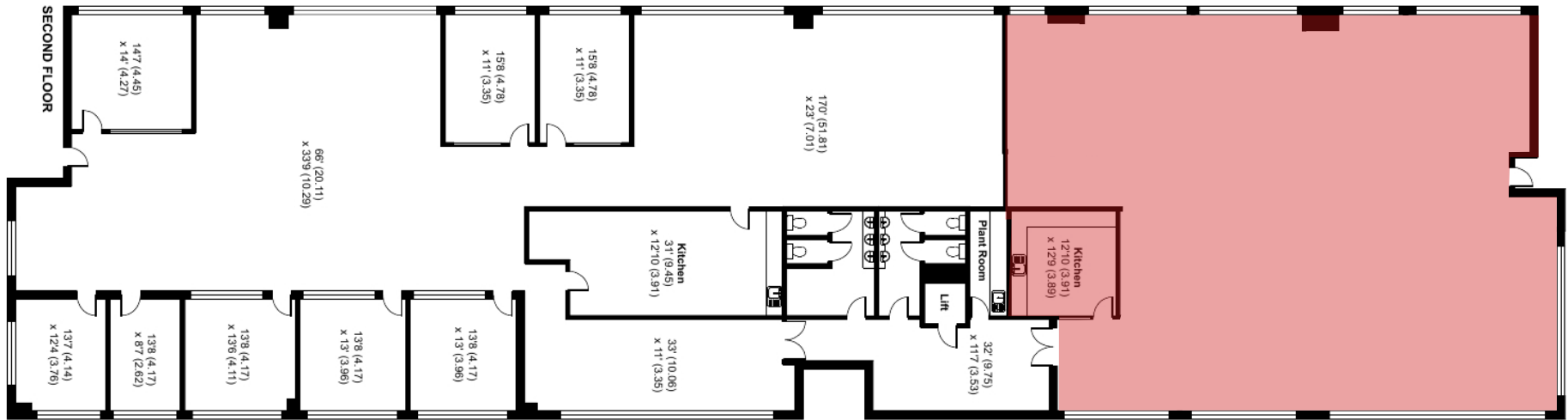
Location

Five Arches Business Estate is 1.8 miles from Sidcup Station with a regular fast service to London Charing Cross (approx 29 minutes). Via road, it is 14 miles South East of Central London; accessed directly by the A20 and A2. Junctions 2 and 3 of the M25 are also both approximately 5 miles away. The adjacent parade provides a variety of local shops and amenities less than 2 minutes walking distance.



Floorplan

(internal walls have been removed)



Available space



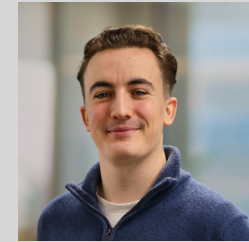
FOR IDENTIFICATION ONLY



Further Information

Terms	Guiding £45,000 per annum. To be let on a new FRI lease.
VAT	We understand that VAT is applicable on the rent.
Service Charge	Services are charged at a rate of £7.50 per sqft excluding insurance and the cost of electricity. Services include cleaning, maintaining and up keep of the exterior and common parts, and general management of the property. Service charge to increase in line within RPI after year 1.
Business Rates	The entire floor has a rateable value of £113,000 per annum. We have therefore estimated that the rateable value for this office is approx £45,000 per annum.
EPC	The property sits within band "D". A copy of the EPC is available upon request.
Viewings	All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

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