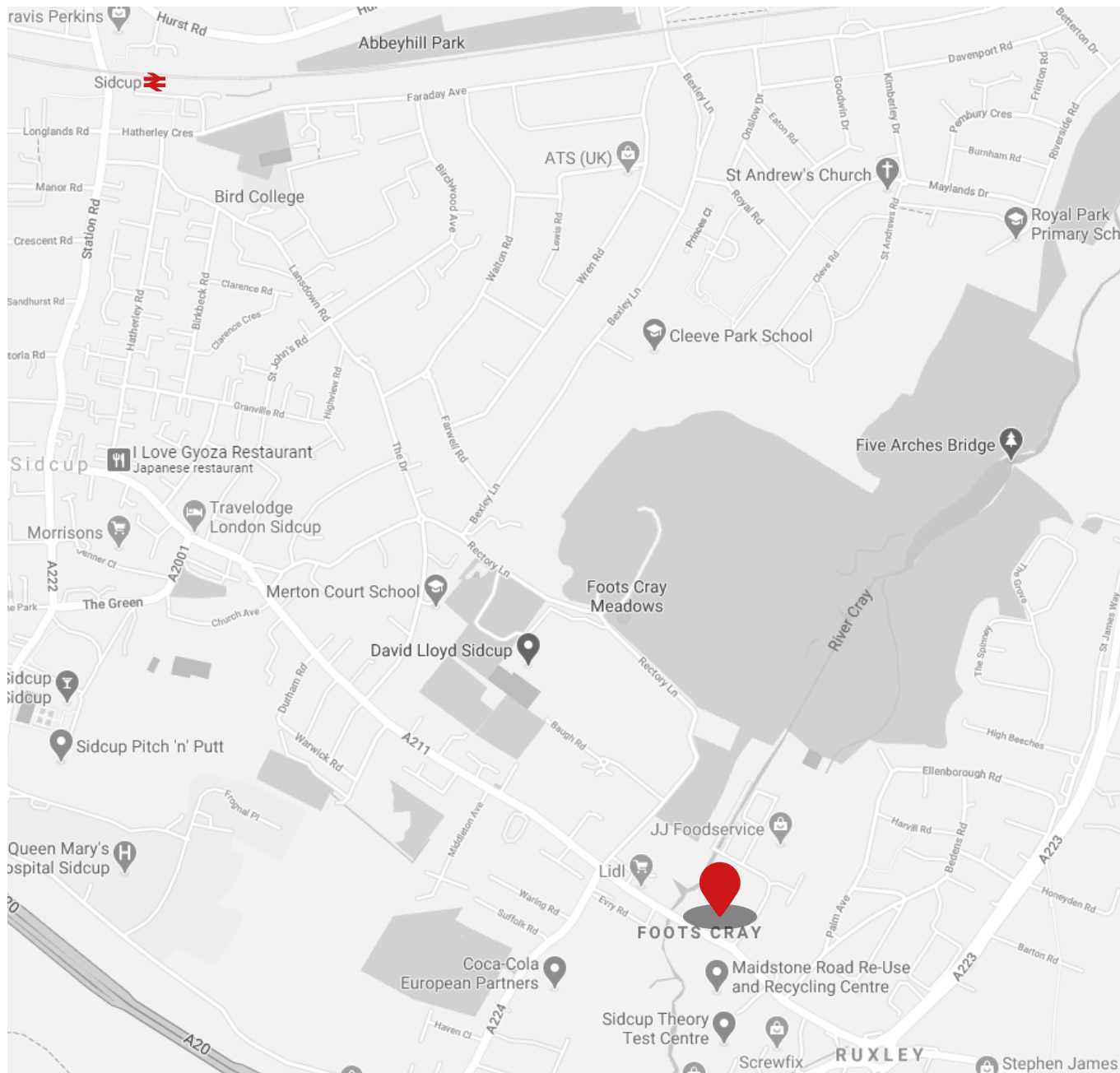




River House, Five Arches Business Estate, Maidstone Road, Sidcup, Kent DA14 5RH

Up to 4,085 sqft of Class E commercial space to let





- Class E commercial space to let
- Up to 4,085 sqft available
- Ample secure cycle & vehicle parking
- Suitable for Office, Medical Clinic, Creative Space, Indoor Fitness or Day Nursery
- External lawned garden area
- Guide rent – POA

## Description

An opportunity to rent up to 4,085 sqft of class E commercial space in River House, a purpose-built commercial building on the Five Arches Business Estate in Sidcup (space available within this range tailored to occupiers requirements).

The available space options are located either on the ground or first floors and benefit from fresh filtered air conditioning, lift access, private security fob entry, staffed lobby/reception area and ample secure vehicle parking within a gated car park. The ground floor space can be leased with direct access to an exclusive garden area for occupiers whose business would benefit from this.

The available space is suitable for Office, Medical Clinic, Creative Space, Indoor Fitness or Day Nursery.

All staff have access to an on-site canteen serving hot and cold meals, along with a pleasant outlook and riverside setting.

## 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. Adjacent parade provides a variety of local shops and amenities less than 2 minutes walking distance.

## Service Charge & Maintenance

A service charge is levied to cover the cost of a staffed reception from 7am – 7pm, heating, CCTV, lighting, air conditioning, repairs and maintenance of the common parts; full details are available on application.



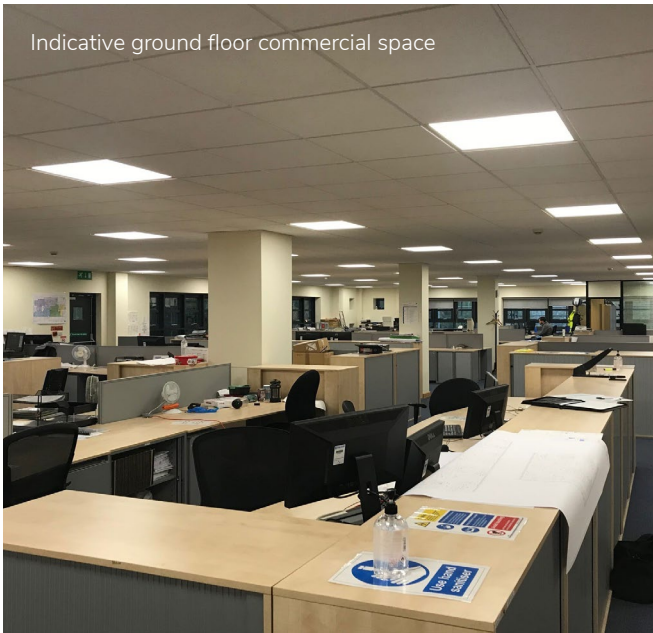
External



Reception



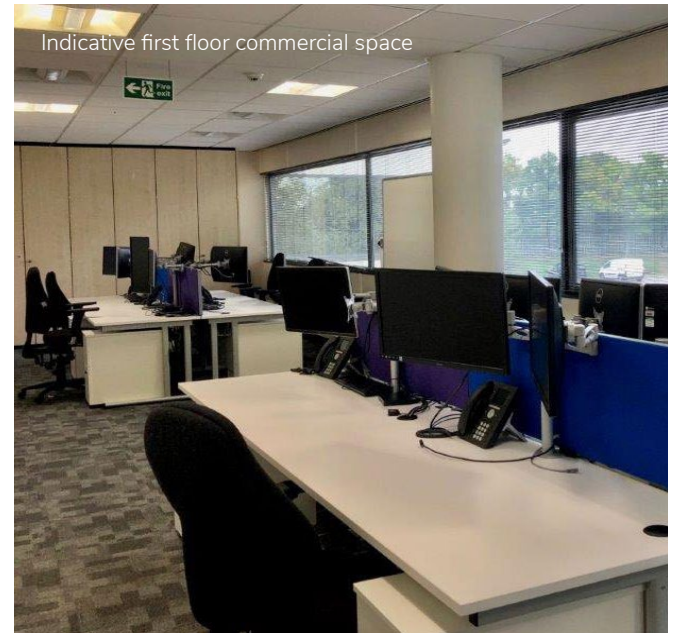
Garden



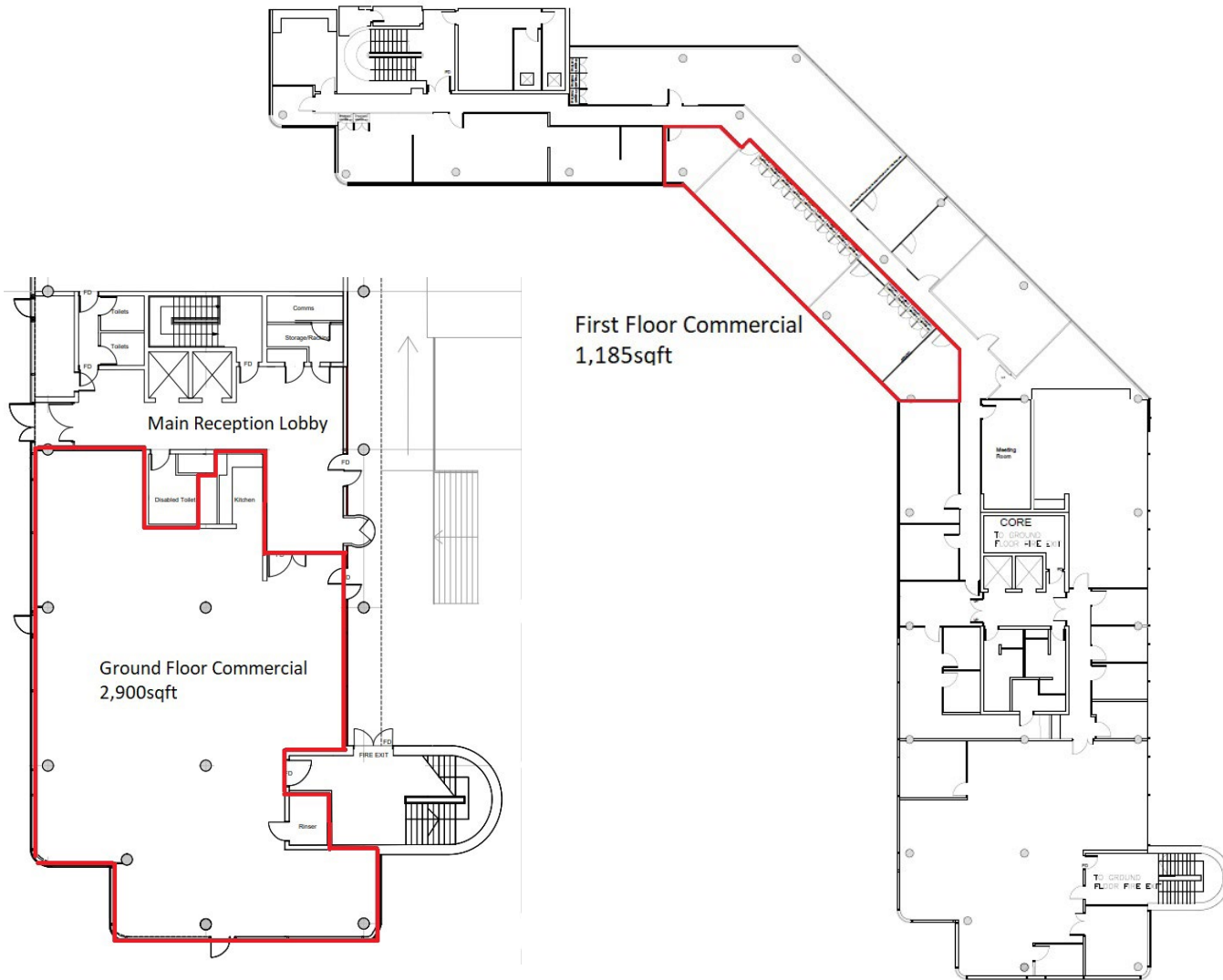
Indicative ground floor commercial space



Ample secure parking



Indicative first floor commercial space



**Available space (various layout configurations available tailored to the occupiers requirements)**

## Terms

New FRI lease terms are available for Commercial Tenants. Also, for occupiers requiring a Serviced Office solution, tailored packages are available. Prices on application – interested parties are advised to contact our offices for further information in this regard.

## VAT

VAT is applicable on rent and service charge payments.

## EPC

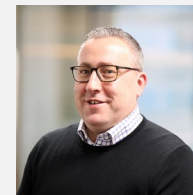
Energy Performance Certificate rating is C for the ground floor commercial unit and D for the first floor commercial unit. Certificate copies are available upon request.

## Business Rates

Interested parties are advised to visit the [Valuation Office Agency](https://www.valuationagency.gov.uk) website to calculate occupier specific rates.

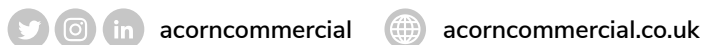
## Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



## Contact

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