

HUMMERSTONE & HAWKINS

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OFFICE SUITE IN GREENHITHE AVAILABLE TO LET.



Recently refurbished ground floor commercial premises to let.

Rooms to be let individually or combined.

Total floor area of offices C 86sq m / 926sq ft

On site and on street parking options.

Water & electric included in the rentals.

Available on temporary agreements to January 2027.

208 Charles Street

Greenhithe

DA9 9AJ

Tenure: TO LET

Asking Price: £20,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located in the heart of Greenhithe within a predominately commercial area and ideally positioned just moments from Bluewater Shopping Centre and two railway stations with Stone Crossing around .2 of a mile and Greenhithe railway station some .8 of a mile.

The property enjoys excellent road links with good access to the nearby A2 & M25 plus the Dartford Crossing. The property is also well located near to a main bus route.

DESCRIPTION:

This fairly sizeable commercial unit is arranged over two floors is currently occupied on the first floor by a children's soft play and activity centre.

We feel that this refurbished ground floor would suit a wide variety of office, medical, leisure or community-based uses (STPP). The property benefits from a flexible layout, with ample natural light and a dedicated entrance to the ground floor.

INTERNAL DETAILS:

The ground floor office suite has its own private entrance door at the front of the building. The door leads into an inner hallway where there are doors to each bright office. The ground floor also includes a kitchen plus toilets.

We understand that a floor covering will be laid prior to occupation.

APPROXIMATE MEASUREMENTS:

Meeting room: 30.193sq m / 325sq ft.
Office 1: 11.729sq m / 126sq ft.
Office 2: 11.643sq m / 125sq ft.
Office 3: 11.019sq m / 119sq ft.
Office 4: 10.051sq m / 108sq ft.
Office 5: 11.469sq m / 123sq ft.

RENTALS:

The six ground floor rooms let as one office suite to a single tenant the rent will be £20,000 per annum.

The five offices to be let individually at a cost of £450 per calendar month.

The larger room is available at £700 per calendar month.

TERMS:

The premises are available on an agreement ending January 2027. Tenants are to be responsible for the modest costs of drafting up the tenancy agreement.

SERVICES:

The costs of the electric and water is to be included in the monthly rent.

Tenants to be responsible for the costs of their phones and Wi-fi.

EPC:

The premises has an EPC rating of C (Ending 2033)

RATES:

TBC

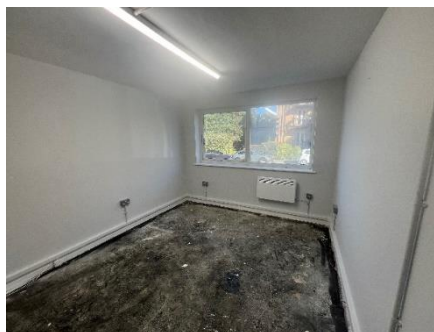
VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



Meeting Room



Middle Office



Kitchen