

RIVER HOUSE, BEXLEY HIGH STREET, BEXLEY DA5 1JX

FOR SALE / MAY LET Self-contained office building with developments opportunities

 **GRAHAM
SIBBALD**





Opportunity Summary

- Class Use E (suitable to education users)
- Sold with Vacant Possession
- Residential redevelopment STPP
- Outdoor space suitable for 8 car parking spaces
- 6 Person passenger lift

Size:
5,801 sq ft (NIA)

Price:
£1,750,000
(Subject to Contract)

Location

The subject property is located in Bexley Town Centre in North Kent. It is situated in the London Borough of Bexley and forms part of the Old Bexley Conservation Area. It is accessed through The Old Mill just off the High Street.



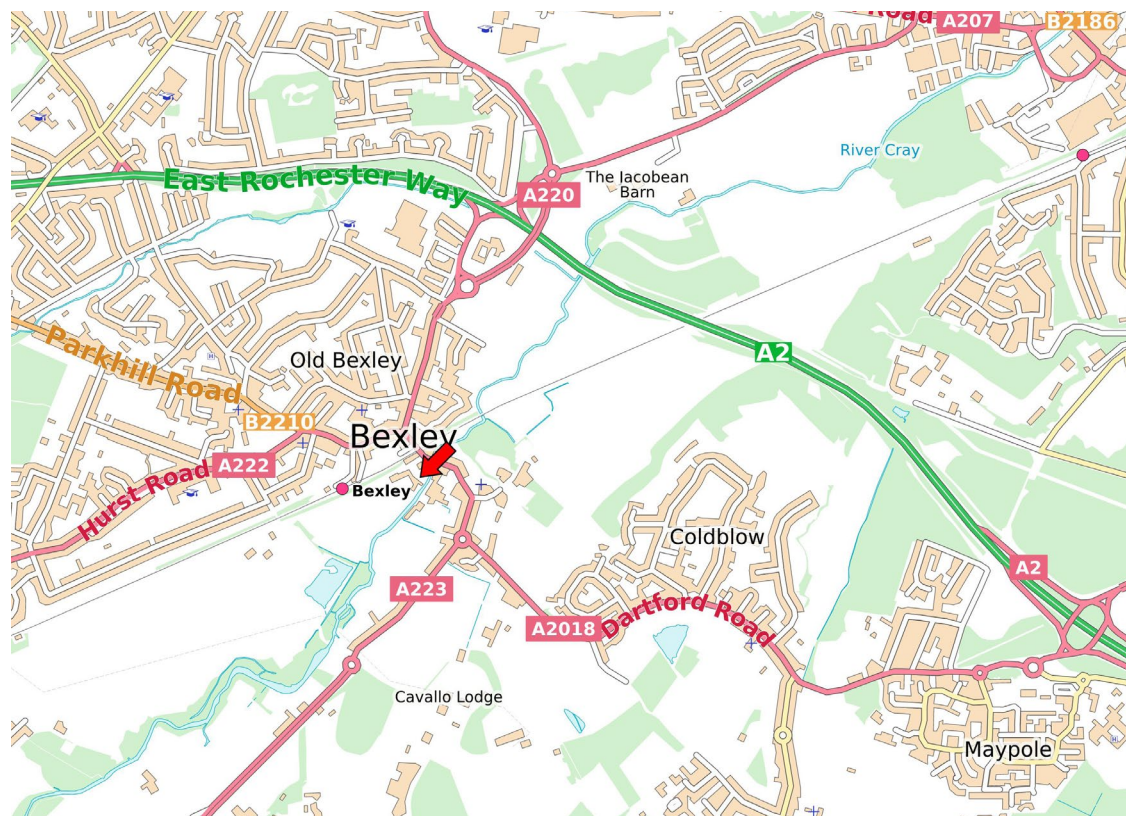
River House boasts good road infrastructure being situated 0.6 miles from the A2 and 4.5 miles from the M25 motorway.



Additionally, the village benefits from Bexley Train Station 0.3 miles away which is operated by Southeastern Railway and provides direct services to London Bridge and London Waterloo.



London City Airport is the closest airport being 13.5 miles away followed by London Gatwick Airport being 36.4 miles away.









Description

This modern self-contained office comprises of a detached four storey building consisting of open plan accommodation with private offices and meeting rooms. The high-quality specification includes under floor heating, low energy LED lighting, triple glazed windows throughout, kitchen with fitted fridge, freezer, dishwasher, microwave, a breakfast bar, male and female WCs along with a DDA WC, shower facilities, 6-person passenger lift, door entry systems, large floor plates, large reception on the ground floor, a balcony on the 1st and 2nd floors, and circa 8 parking spaces which can be used as outdoor space.

The property would be suitable for other class E uses such as nursery or F1 uses. The property also lends itself to possible residential development subject to planning consent.

Accommodation

We measured the property on a gross internal basis and calculated the following areas:

Ground Floor	947 sq ft	88 sq m
First Floor	1,948 sq ft	181 sq m
Second Floor	1,948 sq ft	181 sq m
Third Floor	958 sq ft	89 sq m
Total:	5,801 sq ft	539 sq m



Price

£1,750,000 (Subject to Contract)

Quoting Rent

Price on Application

Vat

The property is elected for VAT

Rateable Value

Interested parties are advised to confirm this with the local authority

Planning

Use Class E

Energy Performance Certificate

B (32)

Tenure

The property is held freehold under the title number SGL71024 and is being sold with vacant possession.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction



To arrange a viewing please contact:



Zak Los
Zak.Los@g-s.co.uk
07392 087 514



Charlie West
Charlie.West@g-s.co.uk
07969 551 072

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: May 2025