



OFFICE FOR SALE

267A Broadway, Bexleyheath, London, DA6 8BD

3,332 Sq ft (309.55 spm)

Newly built ground floor commercial unit on Broadway in Bexleyheath offering smart, well-presented space with two entrances leading into a bright reception and front offices.

The rear provides an open-plan area with raised rooflights bringing in excellent natural light.

Finished to a Cat A/B standard, the unit includes LED lighting, air-conditioning, quality flooring, CCTV, and a fitted kitchenette and WC.

Available in turnkey condition, it's a genuine plug-and-play opportunity for an occupier seeking ready-to-use space.

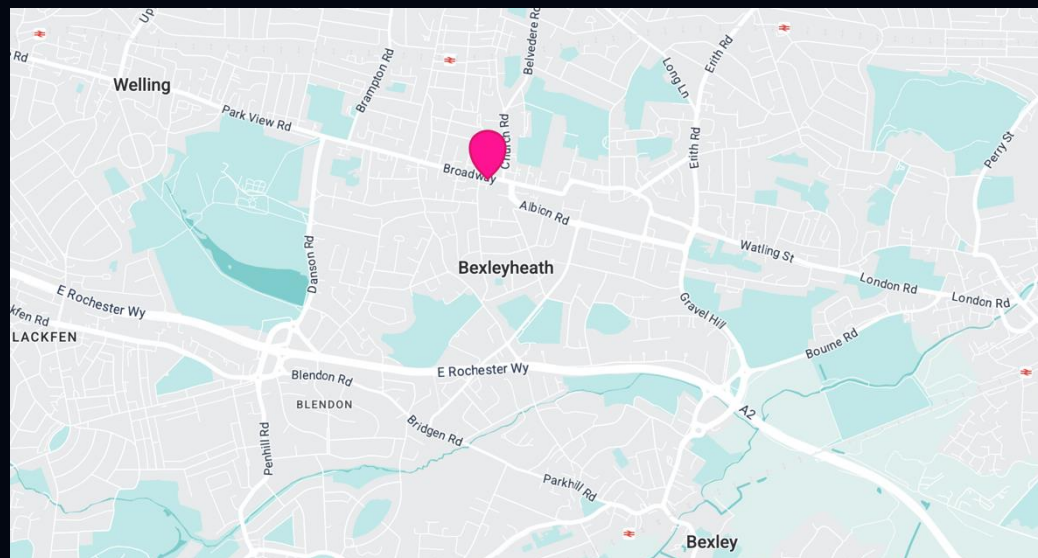
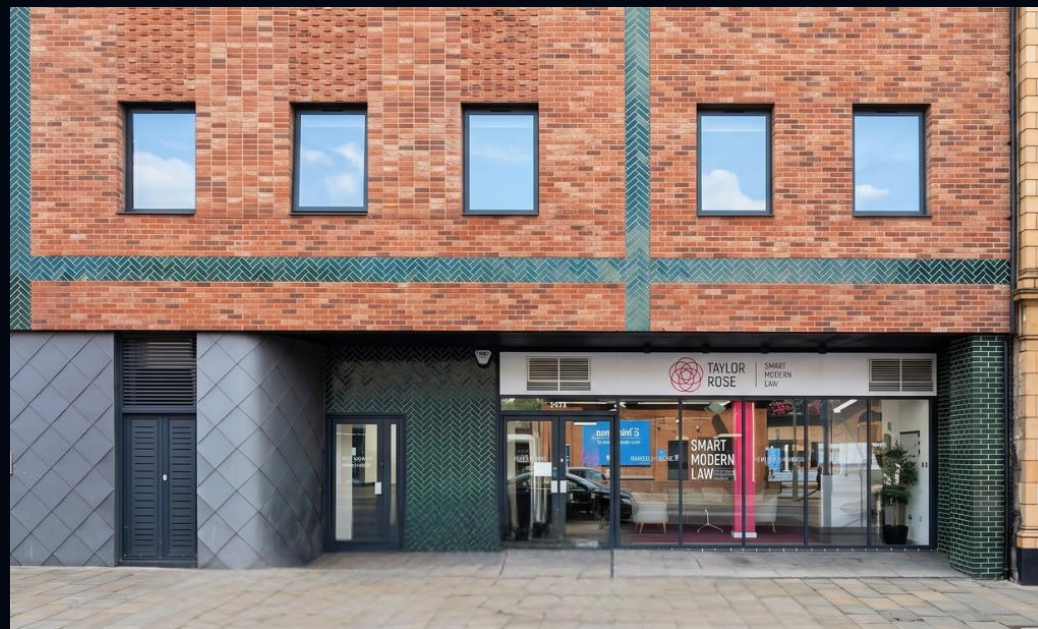
Location

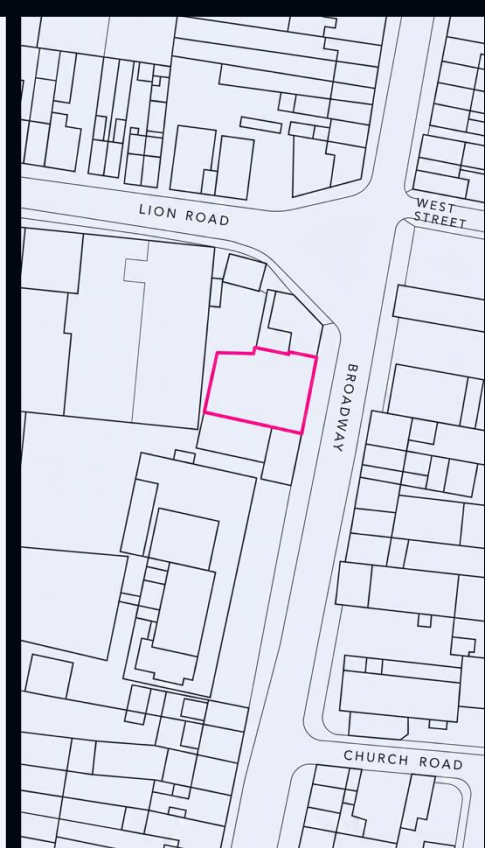
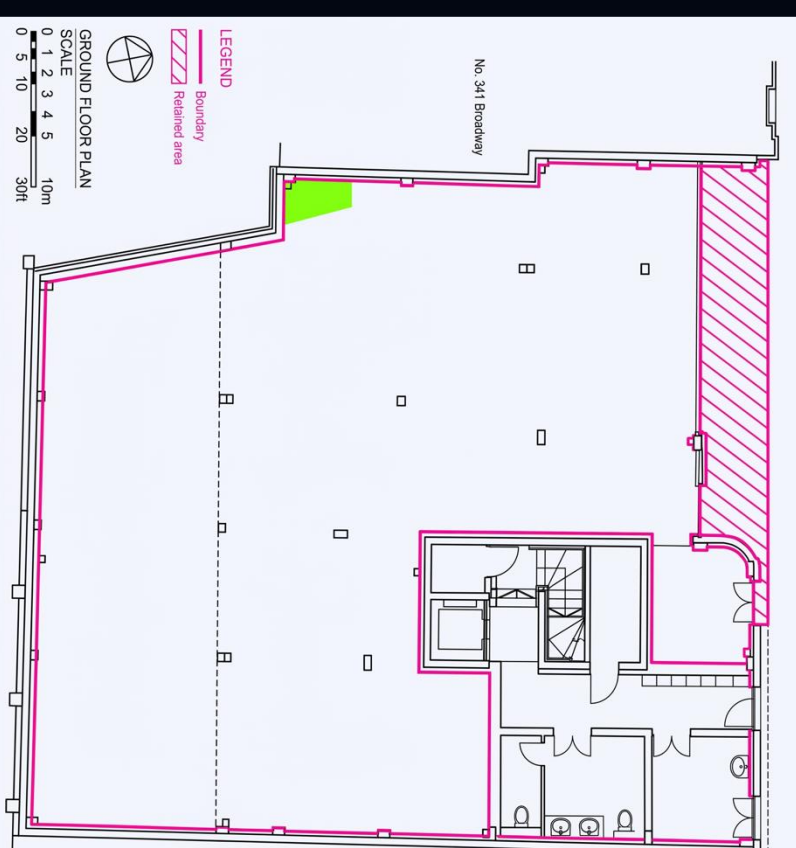
The property faces Bexleyheath Broadway at its junction with Lion Road on the edge of the main trading area of Bexleyheath. Broadway forms part of the A207, which is a busy thoroughfare and bus route.

There are short term parking bays on Lion Road encouraging quick stop trade. Bexleyheath train station is 0.6 miles away. The surrounding area is a densely populated residential catchment which the property services.

Features

- Two street-level entrances from Broadway
- Bright reception and front office suites
- Open-plan rear workspace raised roof lights
- Fitted kitchenette and WC facilities
- Suspended LED lighting & air-conditioning
- Modern fire, intruder & CCTV systems





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Schedule

Floor	Sq ft	Sq m	Available
Ground Floor	3,332	309.55	Immediately
Total	3,332	309.55	

Financials

Price: £925,000

Rates: Estimated £9.00 per sq ft.

S/C: TBC

Lease Options

The sale of the long leasehold interest is available.

Viewings

By appointment through the sole agents, SHB.



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