

TO LET 1st & 2nd Floor Offices

71-75 High Street
Chislehurst, BR7 5AG

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 20,096 sq ft
- ❑ Offers invited

Contact

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rob Fraser – 07894 605513
rob.fraser@rapleys.com

Sainsbury's



Location

The subject property is located in the affluent town of Chislehurst, which is approximately 3 miles east of Bromley, 1.6 miles south-west of Sidcup and 12.1 miles south east of Charing Cross.

Chislehurst train station is situated 1.2 miles south-west of the High Street, which provides regular services to London Charing Cross and Cannon Street.

Chislehurst lies in between the A20 and A232, both of which lead towards the M25.

The subject premises are located in a prominent position on the High Street, above Sainsbury's Supermarket. Nearby multinational operators include Costa Coffee, Cote Brasserie, Zizzi's and Harvey Jones Kitchens.

Accommodation

The premises are arranged over first and second floors and benefit from a self contained entrance, with good natural daylight. The office suites can be let as a whole or in part and provide the following approximate internal floor areas:-

	Sq m	Sq ft
First	837.20	9,012
Second	1,029.70	11,084
Total	1,866.90	20,096

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new FRI lease for a term to be agreed.

Tenure

Rental offers invited.

Service Charge

To be confirmed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)

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For further details contact:

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0370 777 6292

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