



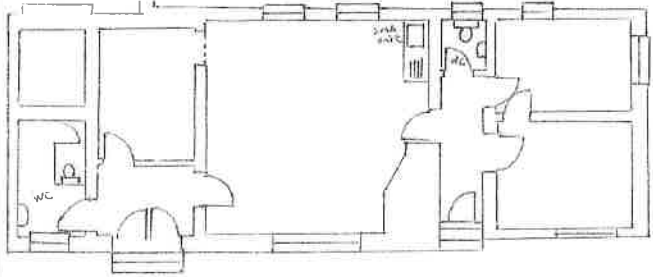
**THE ANNEXE WOODLANDS 79 HIGH STREET GREENHITHE  
KENT DA9 9RD**

**SELF CONTAINED GROUND FLOOR OFFICE SUITE**

**TO LET**

**71.02 sq m (764 sq ft)**

**PRIVATE ON SITE CAR PARKING**

<b>LOCATION</b>	<p>Woodlands occupies a prominent position at the corner of Station Road and High Street within walking distance of Greenhithe Train Station, providing main line service to London and local bus services. Ebbsfleet International high speed rail service is about fifteen minutes by car. There is an Asda supermarket and petrol station close by.</p> <p>The renowned Crossways Business Park and Bluewater Shopping Centre are only minutes by car as are the junctions for the Dartford River Crossing, M25 and M20 Motorways and the A2 Trunk road providing access to the Channel Ports and Central London.</p>
<b>ACCOMODATION</b>	Entrance Hall and Reception, General Office, two private offices, tea making area and male and female toilets
<b>FLOOR AREA</b>	71.02 sq m (764 sq ft)
<b>FLOOR PLAN</b>	
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>• Self contained accommodation</li> <li>• Fully Carpeted</li> <li>• Intruder alarm</li> <li>• Gas fired central heating</li> <li>• Private on site car parking for 4 cars</li> <li>• 24 hour access</li> </ul>
<b>LEASE TERMS</b>	The Premises are available on an effective full repairing and insuring lease for a term to be agreed. The Tenant will be responsible for internal repairs, business rates and telephones.
<b>RENT</b>	£13,750 per annum (£1,145.83 per month) plus vat exclusive of business rates and service charges
<b>SERVICE CHARGE</b>	<p>Currently £4800 per annum (£400 per month) plus vat to include:</p> <ul style="list-style-type: none"> <li>• Electricity</li> <li>• Heating</li> <li>• Ground Maintenance</li> <li>• Fire Alarm servicing and testing</li> <li>• External repairs to the building and common parts and areas</li> <li>• Waste Collection</li> <li>• Water and wastewater charges</li> </ul>
<b>RATES</b>	<p>Rateable Value £10,250</p> <p>Uniform Business Rate 49.9 p in the £</p> <p>Rates payable for full year ending March 2022 £5114.75</p> <p>Rates are currently subject to 100% single office rates relief. Applicants should however verify the position with Dartford Borough Council 01322 343434</p>
<b>RENT DEPOSIT</b>	A rent deposit will be required the amount subject to status
<b>EPC</b>	The Property has a current Energy Performance Certificate rated D94
<b>LEGAL COSTS</b>	Each Party will be responsible for their own legal costs. However, the proposed Tenant will be required to give an undertaking to meet the Landlord's reasonable abortive legal costs should the proposed Tenant withdraw from the transaction after Solicitors have been instructed.
<b>VIEWING</b>	Contact Robert Ingram of Cobbs Property Services 01322 288254 or 07836 345061
<b>REF: DB/DU/AN</b>	