

LITTLE HEATH, off ST MARY'S ROAD SWANLEY BR8 7FN



1,072 sq ft (99.59 sq m)

TO LET

**Self-Contained Ground Floor Suite
with parking**

01732 740000

Watermill House, Chevening Road, Sevenoaks, Kent TN13 2RY

www.michaelrogers.co.uk

LOCATION

Little Heath is located off St Mary's Road on the edge of Swanley town centre. The location benefits from excellent local amenities, including an Asda superstore with other multiple stores and the Royal Mail delivery office. Public transport facilities are also within easy reach, including Swanley main line station (London Victoria and the Kent coast) which is just under a half a mile's walk away.

DESCRIPTION

The property comprises a suite of offices on the ground floor of an office unit within a mixed-use complex built in 2004. The accommodation benefits from excellent natural lighting and on-site car parking. The space is air-conditioned, with LED lighting male and female WCs and shared use (by arrangement) of a conference room.. Cable management is by way of perimeter trunking.

TERMS:

The accommodation is available to let upon flexible lease terms.

RENT: On application.

VAT: Chargeable at the prevailing rate.

LEGAL FEES: Each party to bear their own costs.

EPC: To follow.

ANTI MONEY LAUNDERING

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VIEWING Mike Lewis
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ACCOMMODATION

The accommodation is arranged as follows:

Ground Floor 1,072 sq ft 99.59 sq m

(In accordance with the RICS code of measuring practice IPMS3 Office).

FEATURES

- Air-conditioning
- LED lighting installations throughout
- Double glazed windows
- Male & female WC's
- Cable management by way of perimeter trunking

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