



Heath House, 255 Broadway, Bexleyheath, DA6 8ET

A 35,722ft² (may split) office building with extensive car parking available to let under a new lease.

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Heath House, 255 Broadway, Bexleyheath, DA6 8ET

Rent: £150,000 (One Hundred and Fifty thousand pounds) Per Annum Plus VAT

LOCATION: - The property is situated fronting Bexleyheath Broadway. Broadway forms part of the A207 which is a busy thoroughfare and bus route. Bexleyheath train station is 0.6 miles away. The property has access to a large car park off of Lion Road and Road links to surrounding areas, including the motorway network, are good. Bexleyheath Town centre provides a wide range of local facilities including extensive shopping and eating establishments.

DESCRIPTION: - Heath House comprises a 35,722ft² office building arranged over ground, first and second floors. There is a storage basement. The ground floor comprises a large open plan office area with several private offices, a kitchen with seating area and WC facilities. Additional open plan offices are available on first and second floors. There is a roof terrace.

The property is well suited to office occupiers, has excellent natural light from front and rear, suspended ceilings, air conditioning (not tested) and double-glazed windows throughout.

The property is considered to be very suitable for medical/quasi medical uses and would make an excellent doctors' surgery with flexible spaces.

ACCOMODATION: -

Ground Floor 1162.76m² (12,516ft²) approx.
First Floor 1081.66m² (11,643ft²) approx.
Second Floor 955.46m² (10,284ft²) approx.
Basement 118.7m² (1,277ft²) approx.
Male and female WCs at various points

TENURE: - The property is to be offered by way of flexible leases the length of which is to be negotiated. The landlord may consider a floor-by-floor letting at £50,000 (fifty thousand pounds) per annum plus VAT per floor.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the Local Authority with regards to their prospective use prior to offer.

RENT: - £150,000 (one hundred and fifty thousand pounds) per annum plus VAT is sought for the whole demise.

Floor-by-floor lettings may be considered at £50,000 (fifty thousand pounds) per annum plus VAT per floor.

EPC RATING: - The property has an EPC rating of E.

VAT: - We understand that the property is elected to VAT and, therefore, VAT will be chargeable on all rents and outgoings.

BUSINESS RATES: - The property has a rateable value of £298,993. Interested parties should make enquiries of the Local Authority regarding the rates payable.

www.tax.service.gov.uk/business-rates-find/search

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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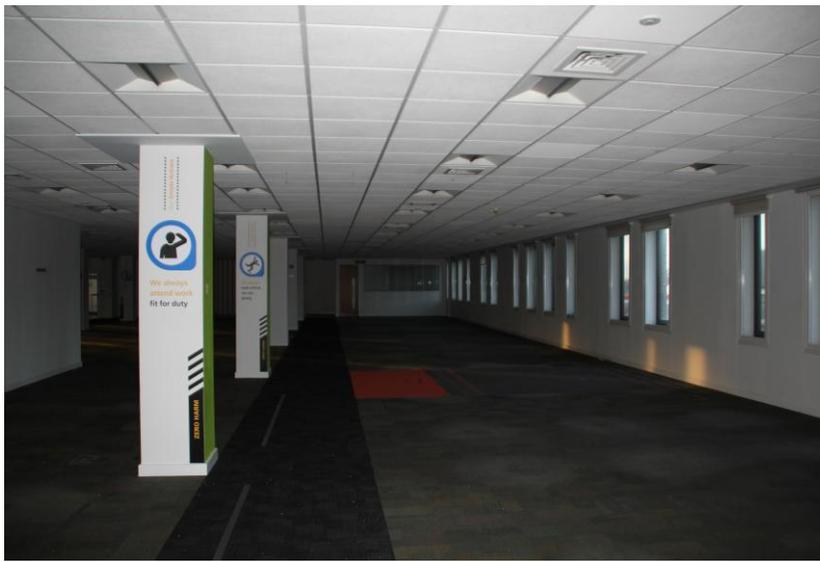
Viewings by prior arrangement - call our team for more information.

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Date: 26/01/2026



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