



Industrial & Transport Building, 255 Broadway, Bexleyheath, DA6 8ET

A ground floor workshop and yard to let under a new lease
020 8681 2000 | info@hnfproperty.com



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Industrial & Transport Building, 255 Broadway, Bexleyheath, DA6 8ET Rent: £40,000 (forty thousand pounds) plus VAT per annum exclusive

LOCATION: - The property is situated within a mixed commercial estate accessed via Lion Road, a side road off of 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 is situated within a mixed commercial estate accessed via Lion Road, a side road off of Broadway Bexleyheath. Broadway forms part of the A207 which is a busy thoroughfare and bus route. Road links to surrounding areas, including the motorway network are good and Bexleyheath mainline station is approximately 0.6 miles away

DESCRIPTION: - The property comprises a ground floor, largely open plan storage / workshop facility. There is a private office, staff kitchen and external yard space available. Parking available by way of additional negotiation.

ACCOMODATION:

Storage/workshop area 285 m2 (3073 ft2) Approx
Office: 33 m2 (360 ft2) Approx.
Kitchen: 27 m2 (296ft2) Approx.
Shutter: 9.8m (32ft) wide/ 4.4m (14ft) high
WC

TENURE: - The property is to be offered by way of a new 5-year lease outside of the security of tenure provisions of the Landlord & Tenant Act 1954, Part II, as amended.

There is to be a mutual break option to determine the lease at the end of the 2nd anniversary of the term subject to 6 months' prior written notice.

USE/PLANNING: - We understand the property currently falls within Class B2 of the latest Town & Country Planning (Use Classes) Order.

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

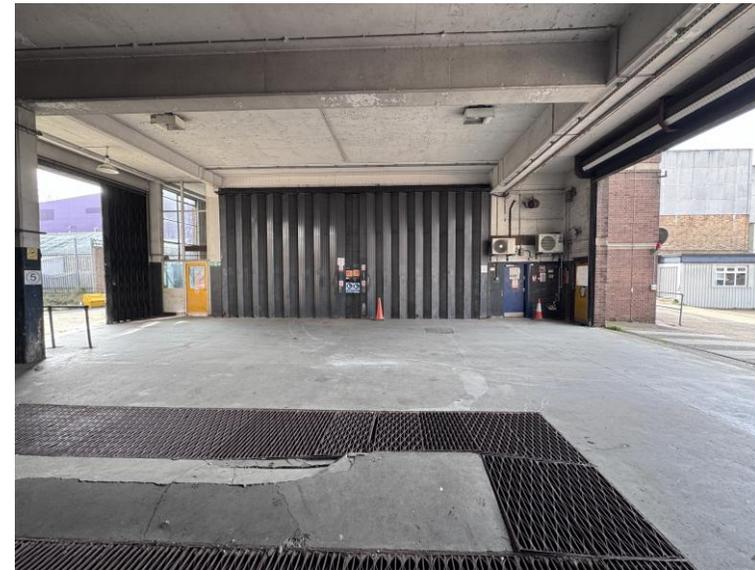
RENT: - £40,000 (forty thousand pounds) per annum plus VAT is sought. Parking available by way of additional negotiation.

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 rents and outgoings.

LEGAL COSTS: -Each party is to bear its own legal costs.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 200



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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 26/01/2026



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