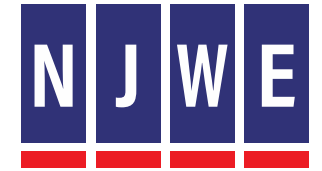


# Welling – 100 Upper Wickham Lane, DA16 3HQ

## Open land / car sales with offices to let



Urban Property Consultancy



- **Prominent site**
- **Direct vehicular access**
- **Central Welling**
- **Flexible lease terms**
- **Refurbished offices**
- **Flat site**

### LOCATION

The subject property is situated in Welling fronting the busy Upper Wickham Lane adjacent to Big M Motors. The predominantly cleared site is situated close to Welling Town Centre and benefits from direct access from Upper Wickham Lane.

### THE PROPERTY

The property is primarily arranged as a vacant area of land but with the benefit of recently refurbished offices to the rear. The rear offices include general office space, meeting room, shower, WC and kitchen.

### CONTACT SOLE AGENTS

**NJWE**

**Nigel Evans**

**T** 020 7459 4506 **M** 07393601201

**E** [nigel@njwe.co.uk](mailto:nigel@njwe.co.uk)

**W** [www.njwe.co.uk](http://www.njwe.co.uk)

The property extends to the following approximate dimensions and net internal floor areas:-

Open site area approx.	19,175 sq ft	1781.44 sqm
Ground Floor office NIA	655 sq ft	60.85 sqm

### LEASE TERMS.

The premises are available by way of a new lease for a term to be agreed. The lease will be contracted out of the Landlord and Tenant Act 1954.

### RENT

£80,000 pax + VAT.

### BUSINESS RATES

To be assessed

### TIMING

Immediate.

### EPC

TBC for office

Subject to Contract.

