

A2 - OFFICE SUITE - TO LET
71 HIGH STREET, ST MARY CRAY, BR5 3NJ

McB **McBryer Beg**
CHARTERED SURVEYORS



(A2) OFFICE SUITE - TO LET

71 HIGH STREET, ST MARY CRAY, BR5 3NJ

DESCRIPTION

The property comprises ground floor office space with kitchen facilities, Male, Female and Disabled WC's and private rear yard.

LOCATION

The property is situated on the Eastern side of the High Street close to the junction with Sandway Road, just off the B258. The property forms part of a local high street retail parade with neighbouring users including William Hill, Londis & various independent shops and restaurants.

ACCOMMODATION

Reception: 64.31 sqm
Office 1: 5.31 sqm
Office 2: 7.61 sqm
Office 3: 15.23 sqm
Office 4: 13.75 sqm
Kitchen: 8.43 sqm

Male, Female and Disabled WC Facilities.

Net Internal Area: 114.64 sqm (1233 sq ft) approx

TERMS

The property is to be let on flexible terms.

RENT

Offers are sought in the region of £17,000 per annum exclusive.

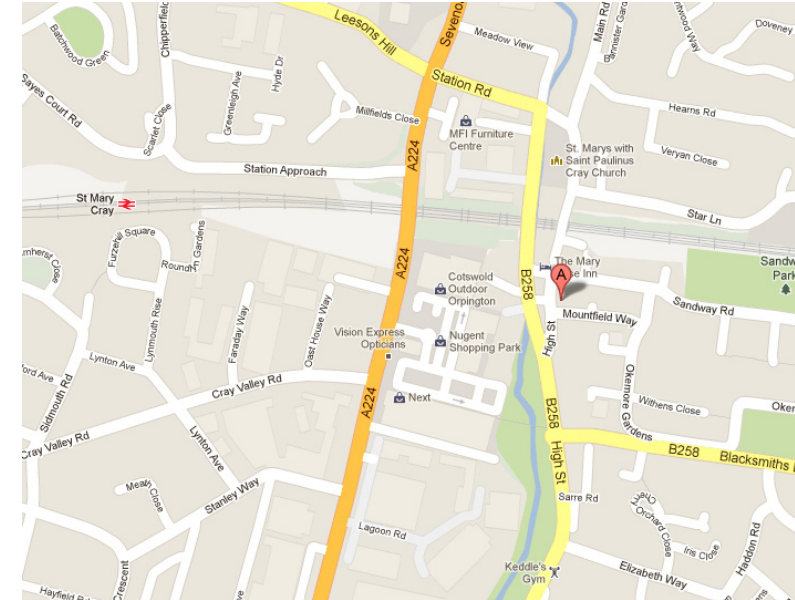
RATES

Yet to be re-assessed.



AMENITIES

- Spacious Office Area
- Good Quality Fit Out
- Close proximity to local amenities
- Excellent Transport Links
- Good passing trade
- Non-restricted parking nearby.



TRAVEL LINKS

St Mary Cray Station (0.9 Miles)
17 minutes walk.



CONTACT INFORMATION

Further information and arrangements to inspect the property are to be made through sole agents McBryer Beg:

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