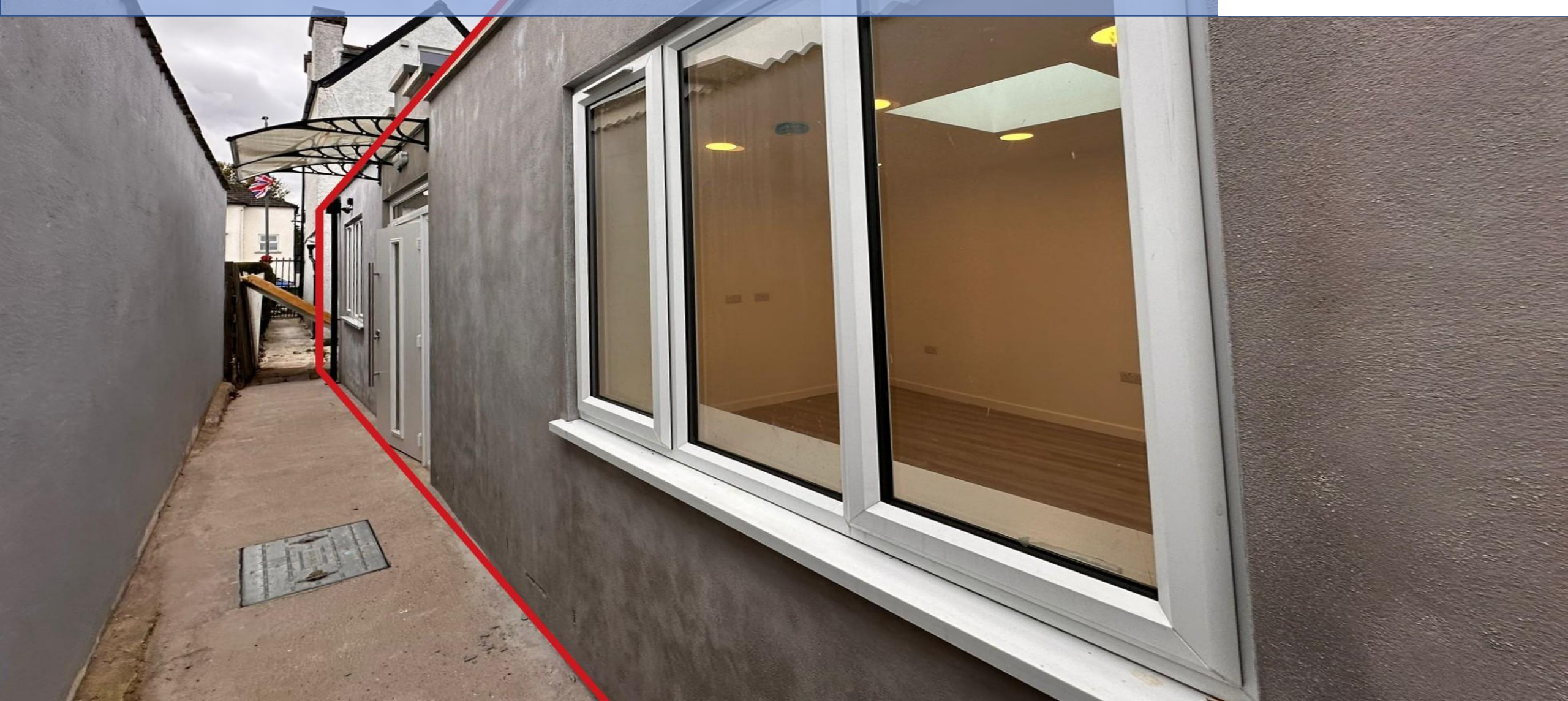


Keston – 19B Heathfield Road, Kent BR2 6BG
Freehold New-Build Office Investment



BLUE ALPINE

PROPERTY CONSULTANTS



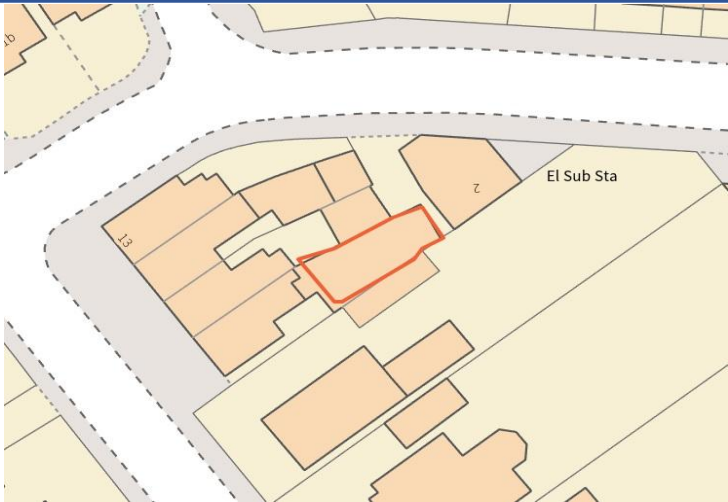
Keston – 19B Heathfield Road, Kent BR2 6BG

Freehold New-Build Office Investment



Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 4.80%
- Rental Income: £14,400 p.a.
- VAT is NOT applicable to this property
- Comprises new-build in 2025 office building
- Occupiers nearby including Post Office, Hair Salon, Convenience Store, Restaurant and more.

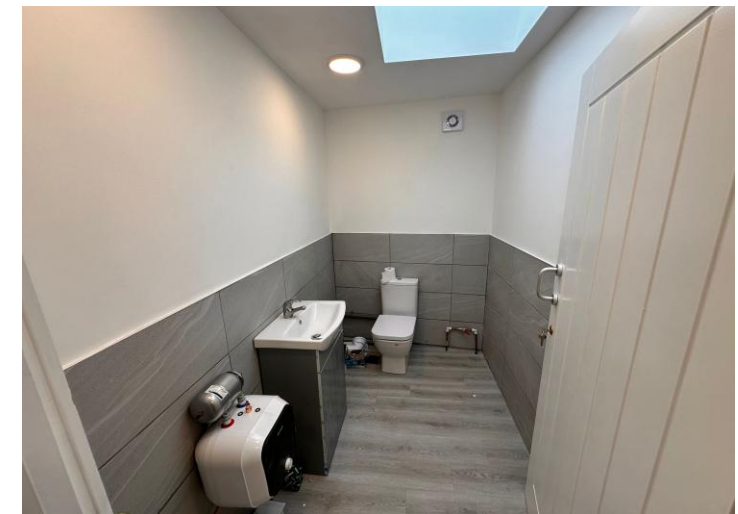


Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 19B (Ground Floor)	Ground Floor: 41 sq m (442 sq ft) 2 Office Suites, WC	Pres Fire Services Limited (with personal guarantee)	5 Years from 12 December 2025	£14,400	Note 1: FRI Note 2: Rent review 12.06.28 open market upward only Note 3: Tenant option to determine on 12.06.28 with min 6 month notice Note 4: Deposit held of £3,600
Total				£14,400	

Keston – 19B Heathfield Road, Kent BR2 6BG

Freehold New-Build Office Investment



Keston – 19B Heathfield Road, Kent BR2 6BG

Freehold New-Build Office Investment



Property Description:

Comprises new-build single storey office building, providing the following accommodation and dimensions:

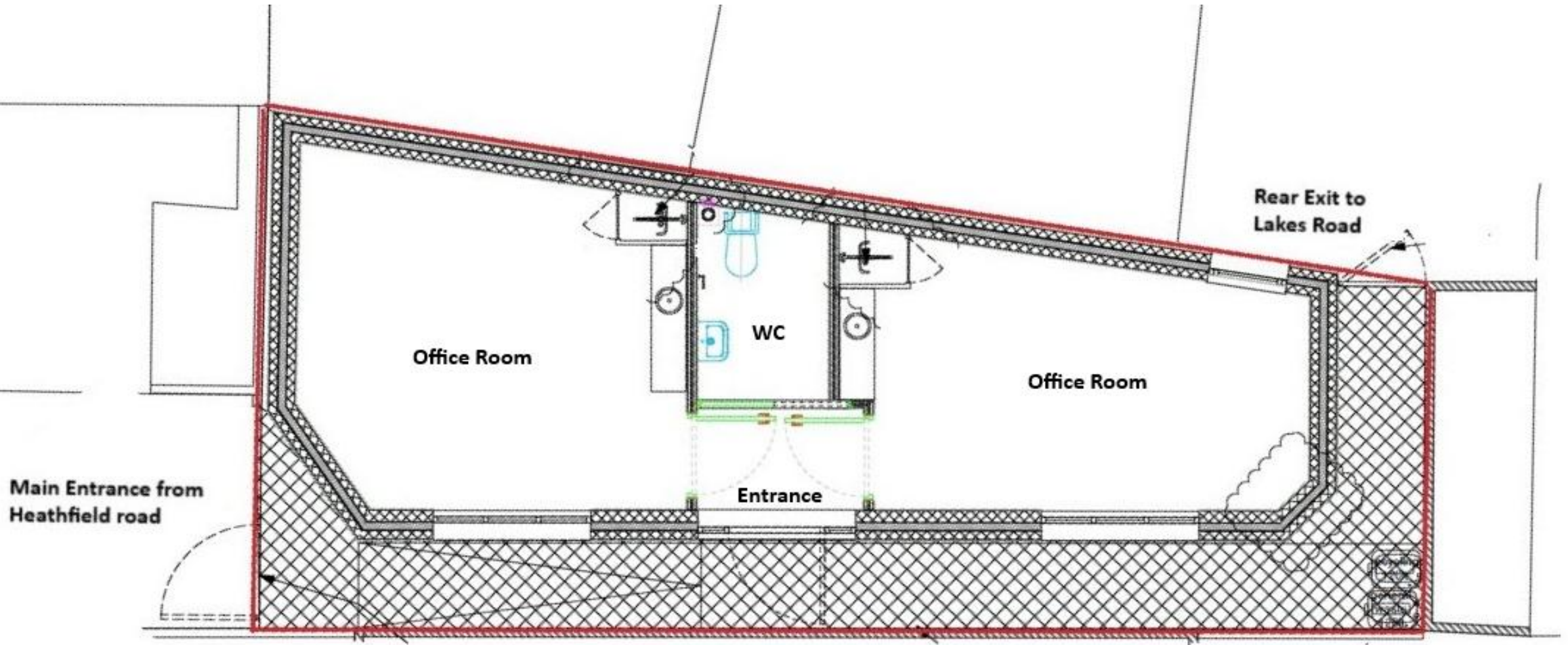
Ground Floor: 41 sq m (442 sq ft)
2 Office Suites, WC

Tenancy:

The entire property is at present let to Pres Fire Services Limited (with personal guarantee) for a term of 5 years from 12th December 2025 at a current rent of £14,400 p.a. and the lease contains full repairing and insuring covenants. Rent review 12.06.28 open market upward only. Tenant option to determine on 12.06.28 with min 6 months notice. Deposit held of £3,600



Keston – 19B Heathfield Road, Kent BR2 6BG
Freehold New-Build Office Investment



Keston – 19B Heathfield Road, Kent BR2 6BG
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Location:

Keston – 19B Heathfield Road, Kent BR2 6BG

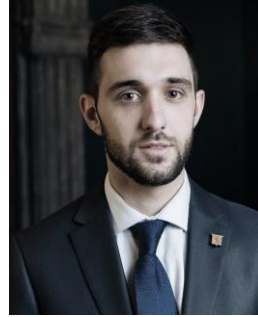
Freehold New-Build Office Investment

Contacts:

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