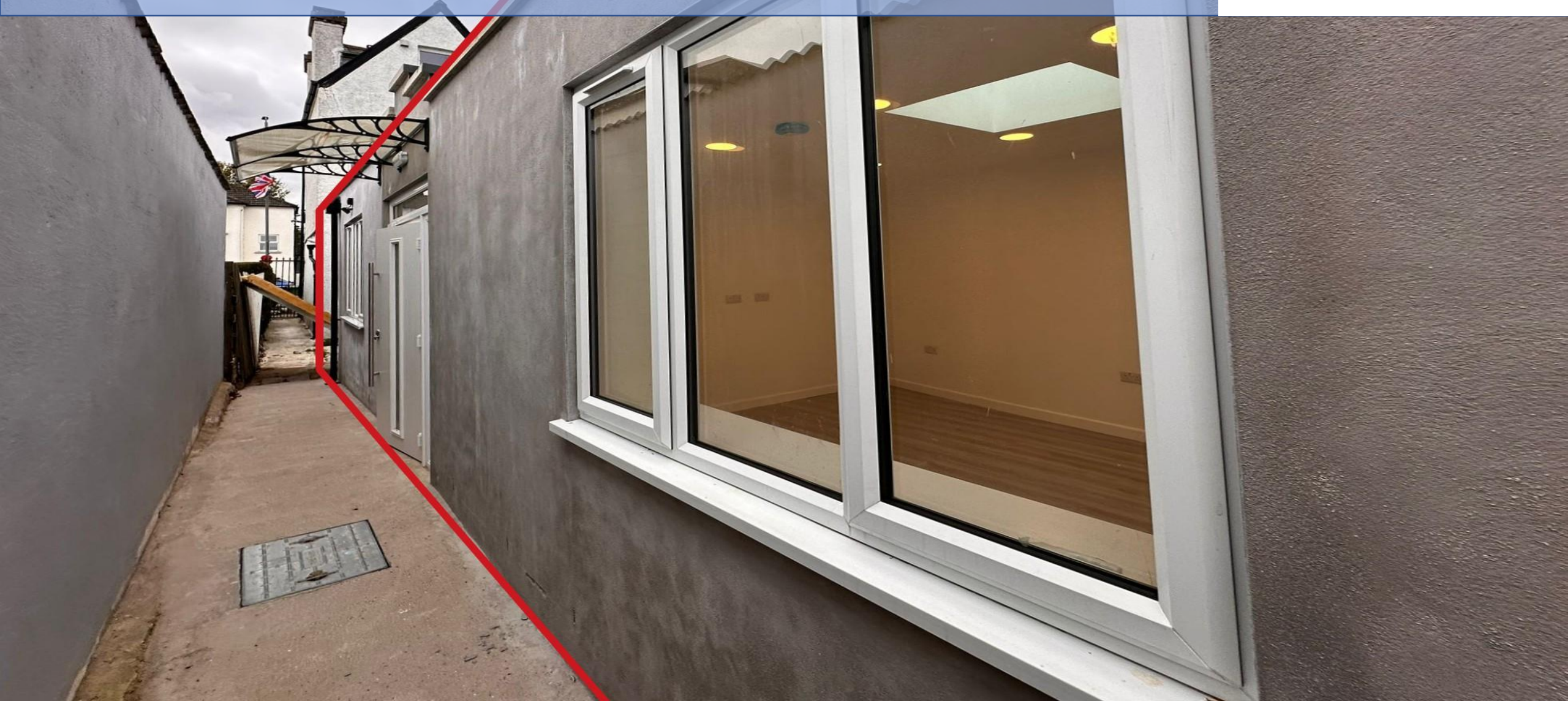


Keston – 19B Heathfield Road, Kent BR2 6BG
Freehold New-Build Office Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Keston – 19B Heathfield Road, Kent BR2 6BG

Freehold New-Build Office Investment



Investment Consideration:

- OIEO: £240,000
- Vacant possession
- ERV: £16,800 p.a. GIY: 7.00%
- 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.

Property Description:

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

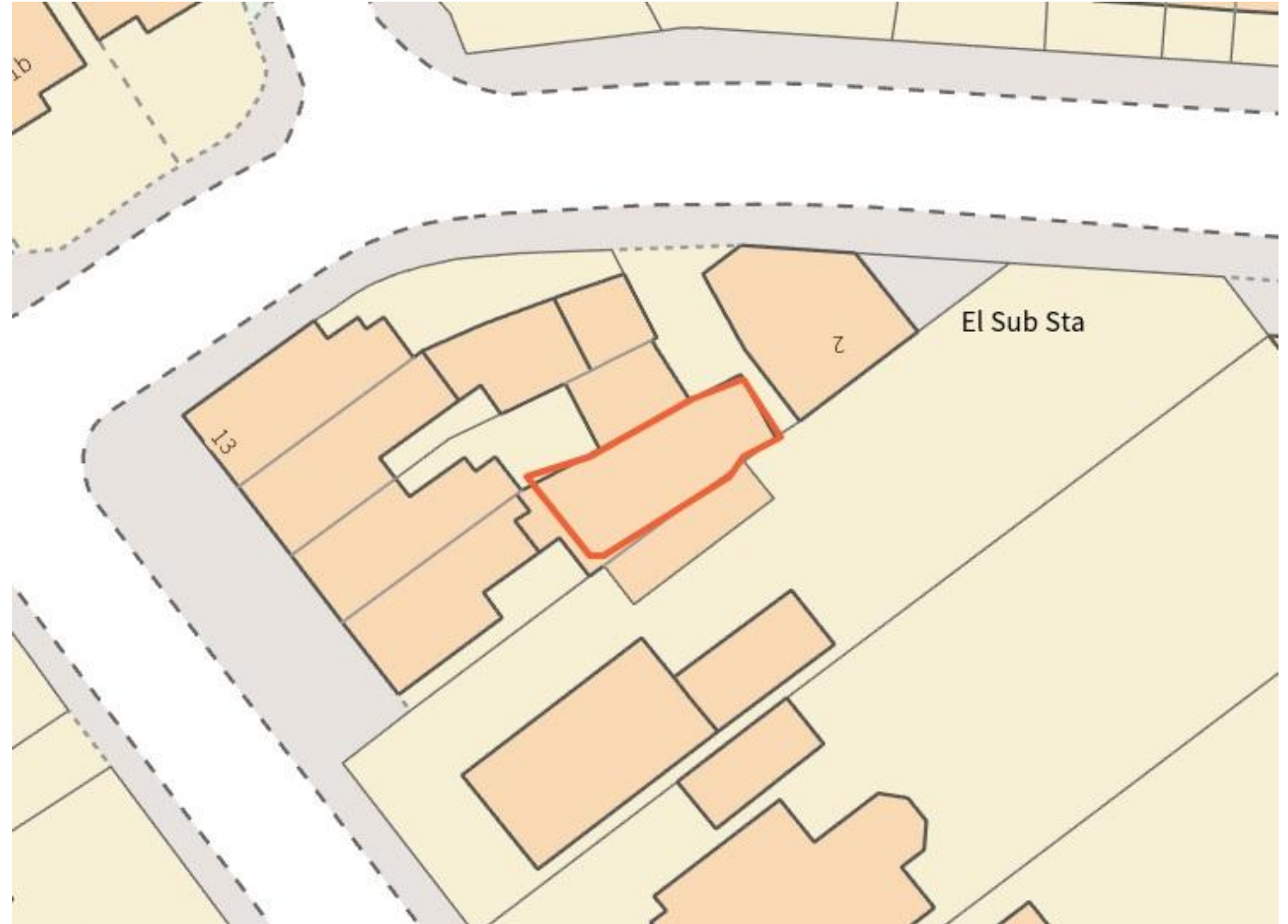
Ground Floor: 41 sq m (442 sq ft)

2 office suites, shower, wc

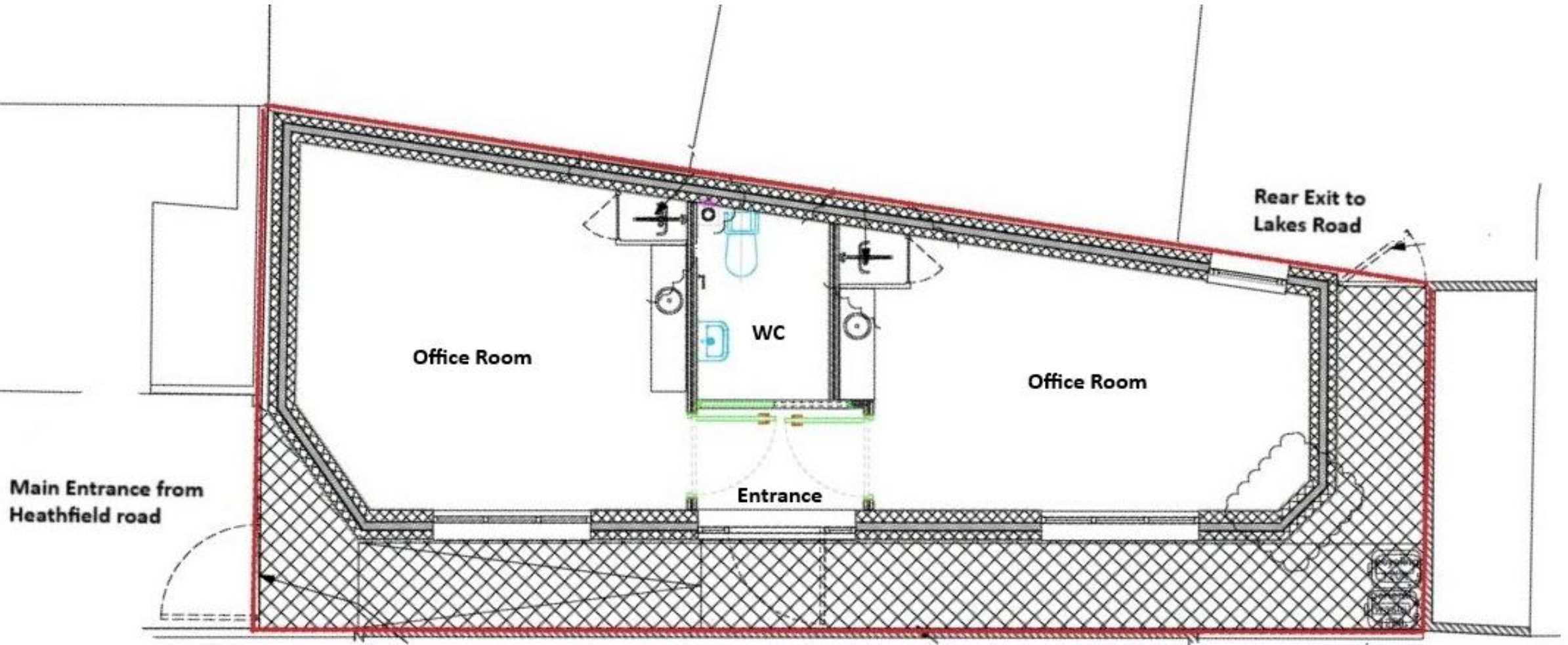


Keston – 19B Heathfield Road, Kent BR2 6BG

Freehold New-Build Office Investment



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



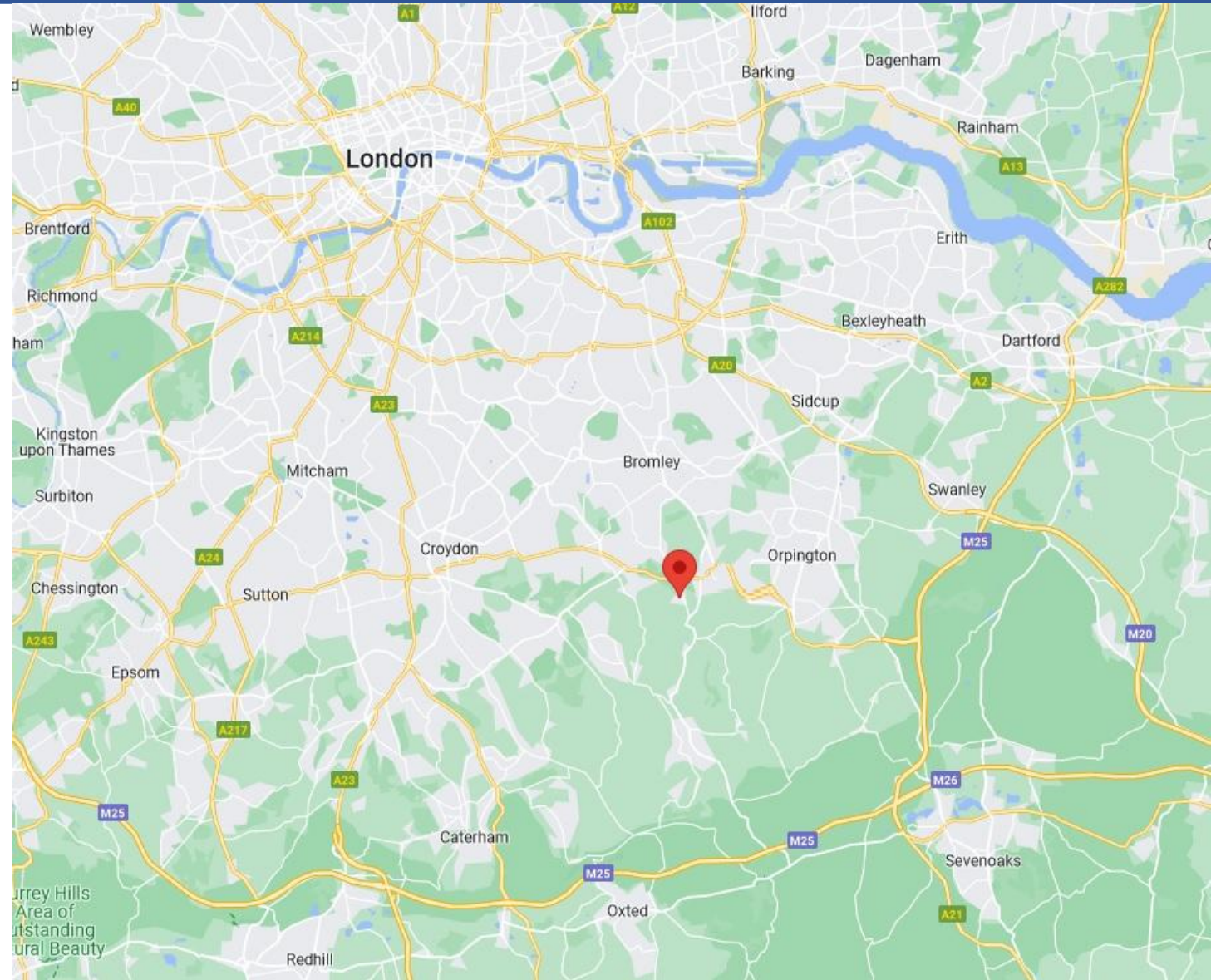
Keston – 19B Heathfield Road, Kent BR2 6BG

Freehold New-Build Office Investment



Location:

The property is located to the rear of Heathfield Road (B265), accessed via Lakes Road. Conveniently positioned for access into South East London and North Kent, Bromley & Orpington are within 3 miles, and Croydon is within 6 miles. Junction 4 of the M25 is approx. 7 miles due west. Occupiers nearby including Post Office, Hair Salon, Pub and more.



Keston – 19B Heathfield Road, Kent BR2 6BG

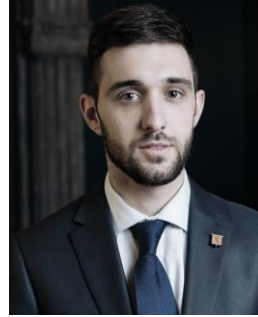
Freehold New-Build Office Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.