

# BIGGIN HILL

195 MAIN ROAD

TN16 3JU

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – SELF CONTAINED OFFICE - APPROX 946 SQ FT (88 SQ.M)**

## Location

Biggin Hill is situated within The London Borough of Bromley, close to both Kent and Surrey. The M25 motorway can be accessed via Junction 6 at Godstone, or Junction 5 at Sevenoaks. Mainline train services are at Oxted or Sevenoaks and the Croydon tram link can be reached in Addington.

The property is conveniently located on the A223 Main Road directly opposite the junction with Lebanon Gardens.



## Description

195 Main Road comprises a self-contained building arranged over ground and first floors with the benefit of forecourt parking and a secure gated rear yard.

Features include (all untested):

- Gas central heating.
- Rear yard.
- Security alarm.
- Double glazing.
- Perimeter trunking.
- WC facilities on each floor.
- Fully carpeted.

## Accommodation

(with approximate net internal floor area)


Ground Floor:	566 sq.ft	52 sq.m
First Floor:	380 sq.ft	35 sq.m
<b>Total Floor Area:</b>	<b>946 sq.ft</b>	<b>88 sq.m</b>

The property is currently arranged to provide entrance reception, cellular office accommodation and staff facilities.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms	Commercial Energy Performance Certificate
<p>The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of <b>£34,000 per annum exclusive</b> payable quarterly in advance.</p>	<p>Awaiting assessment.</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,750.00 (2015/16 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	
VAT	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount under current legislation.</p>	Viewings
Legal Costs	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1003 1304 1289 1507" style="text-align: center;">  <p><a href="http://www.linays.co.uk">www.linays.co.uk</a></p> <p><b>01689 875 511</b></p> </div> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>
<p>The ingoing tenant is to be responsible for the payment of both parties' legal fees.</p>	
Notes	

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