

BEXLEYHEATH

Tunstill House, 155a Broadway

DA6 7EZ

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – TOWN CENTRE OFFICES
APPROX 1140 SQ.FT. (105.91m²) – SHORT TERM LETTING AVAILABLE

Location

Bexleyheath is a popular residential suburb located in North Kent. The area has good road communications with the A2 just to the south providing direct access to Junction 1a of the M25 motorway.

The property is situated in a central position within the Town Centre and shopping area opposite the Asda Superstore and car park.



Description

Comprises a self-contained office suite with private entrance.

The offices are arranged on first and second floors offering a range of individual rooms and private kitchen and cloakroom/ WC.

Terms

The premises are available to let on the basis of short term lease/license for a maximum term of 12 (Twelve) months at a commencing rent of **£1,000 per calendar month exclusive** (rents payable monthly in advance).

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Entrance hall, Stairs to reception lobby.

First Floor

Suite 1 -	194 sq.ft	(18.02 m ²)
Suite 2 -	90 sq.ft	(8.36 m ²)
Suite 3 -	81 sq.ft	(7.52 m ²)
Suite 4 -	108 sq.ft	(10.03 m ²)
Suite 5 -	162 sq.ft	(15.05 m ²)

Second Floor

Suite 6 -	210 sq.ft	(19.51 m ²)
Suite 7 -	97 sq.ft	(9.01 m ²)
Suite 8 -	95 sq.ft	(8.82 m ²)
Suite 9 -	106 sq.ft	(9.85 m ²)


Total Floor area Approx 1140 sq.ft (105.91 m²)

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

Ref: 4686

Features (all untested)	CEPC
<ul style="list-style-type: none">• Gas central heating• Carpet/floor coverings• Kitchenette• Ladies/Gent's cloakrooms & w/c's• Entry phone system• Burglar alarm	Awaiting assessment.
Rating Assessment	
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,535.60 (2017/18 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.	
Legal Costs	Viewings
Each party to bear their own legal and professional fees.	Available by prior appointment via Linays Commercial Limited.  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416 01689 875 511</p>
VAT	
We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.	
	Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk

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