

BEXLEY

JANINA HOUSE, 139 NORTH CRAY ROAD

DA14 5HE

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – SELF CONTAINED OFFICE SUITE WITH CAR PARKING
APPROX 700 SQ FT (65.03 M²)**

Location

Janina House is situated in a prominent location fronting the North Cray Road (A223) which links the A2 and A20 trunk roads. Trunk road access thus available to both Junctions 2 and 3 of the M25 London Orbital Motorway. Local shopping facilities are available virtually directly opposite the property in St James Way.



Description

The property comprises a section of a detached building offering the subject office suite set in private gardens with horse riding and stabling facilities to the north.

The office accommodation has the benefit of a private entrance hall with ground floor store/meeting room area, staircase leading to 3 inter-communicating private office areas, one of which is to a conservatory style with rear balcony overlooking a garden. Kitchenette, storage cupboard and cloakroom/WC facilities are included.

There are two allocated car parking spaces.

Accommodation

(with approximate floor area)

Total floor area approx: 700 sq ft (65.03m²)

Terms

The premises are available to let on flexible lease terms for a period of two years at a rent of **£1,100 per calendar month exclusive (£13,200 pax)**. The lease is to be granted outside of the security provisions of the Landlord and Tenant Act 1954 (as amended).

The lease will include a landlords break clause provision which will allow the landlord to terminate the lease upon two months prior written notice such capable of operation at any time during the lease. The lease could also incorporate a similar tenants break clause provision if required.

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

Features & Amenities (all untested)	Commercial Energy Performance Certificate
<ul style="list-style-type: none"> • Carpets/floor coverings • Feature spotlighting • 2 car parking spaces • Burglar alarm system • Audio entry phone • Located within landscaped grounds 	<p>Assessment Awaited</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are; £2442.90 (2017/18 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bexley Business Rates Department.</p>	
VAT	Viewings
<p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="980 1562 1224 1734" data-label="Image"> </div> <p>Adrian Tutchings commercialproperty@linays.co.uk Mandeep Cheema mc@linays.co.uk Toby Allitt property@linays.co.uk</p>
Legal Costs	
<p>The ingoing tenant/ licensee is to be responsible for the payment of the landlords legal fees of £800 plus VAT.</p>	
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