

BROMLEY

CHURCH HOUSE, 61 COLLEGE ROAD

BR1 3QG

LINAYS

COMMERCIAL

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

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TO LET – FIRST FLOOR OFFICE (REAR)
FLOOR AREA APPROX 300sqft (28.87sq,m)

Location

Situated approx. 0.5 miles (0.8 km) from Bromley Town Centre with a prominent frontage to College Road and adjoining St Marys Church. The surrounding area is a mix of residential and commercial properties. Bromley North Railway Station is approx. 0.4 miles (0.6 km) distant. Frequent bus services pass the premises.



Description

Comprises a single room situated to the rear of the period building and arranged at first floor level. Cloakrooms/WCs located at ground floor level plus kitchenette (all shared with other tenants).

The offices have been redecorated, recarpeted and with new lighting. Other occupiers in the building include a children's nursery, several office suites and residential units and there is a rear hall which is used for a range of local functions and classes.

Offices can be accessed 24 hours per day, 365 days per year by key code entry.

Terms

The office suite is to be let on an inclusive basis, ie to include business rates, gas central heating (shared), electricity and a contribution towards landlord's building insurance premium. The premises are available upon a three year Tenancy Agreement to our client's standard format at an initial rental of **£9,600 per annum inclusive of business rates.**

Accommodation

(with approximate dimensions and floor areas)
First floor West office (rear) 300 sq ft (27.87 sq m)
Shared kitchenette and ladies and gents cloakrooms/WCs located at ground floor level.

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: 0:5594

Rating Assessment

The tenancy arrangement will be inclusive of rates (see Terms over).

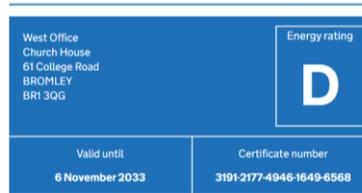
VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

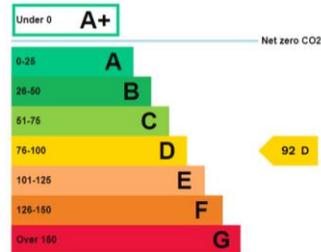
Commercial Energy Performance Certificate



Property type: Offices and Workshop Businesses
Total floor area: 31 square metres

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Adrian Tutchings
Toby Allitt

Email:
commercialproperty@linays.co.uk
ta@linays.co.uk

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