

# SWANLEY

UNIT 5A THE GROVE INDUSTRIAL ESTATE  
PARK ROAD BR8 8AJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**TO LET – WAREHOUSE/INDUSTRIAL PREMISES– 1377FT<sup>2</sup>/128M<sup>2</sup>  
ADJOINING UNIT (5) ALSO AVAILABLE (1680FT<sup>2</sup>/156M<sup>2</sup>)**



## Location / Description

Swanley is located within Sevenoaks District Council adjoining Dartford, Bexley and Bromley. The town has excellent transport links with a motorway interchange providing junctions on the M25, M20, and A20 enabling travel both into Kent, Surrey and Central London.

The estate is well served for public transport with railway connections provided at Swanley station which is approx. 5 minutes walk from the property within London Travel Zone 8. The property comprises a mid-terrace unit of steel portal frame construction. To the front elevation is a roller shutter door together with a pedestrian entrance. The ground floor is currently arranged to provide entrance reception and warehouse space. The warehouse benefits from sodium lighting, painted concrete floor and a full height electric roller shutter. The first floor provides steel frame mezzanine offering two office areas. Features include recessed category II lighting, perimeter trunking, suspended ceilings and allocated parking/front forecourt.

## Accommodation

(with approximate gross floor areas)

Ground Floor:	909sq.ft	84.5sq.m
First Floor:	465sq.ft	43.1sq.m
<b>Total Floor Area:</b>	<b>1,377sq.ft</b>	<b>128sq.m</b>
WC		
Forecourt Parking		

<b>Terms</b>	<b>CEPC</b>
<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>£20,655 (Twenty Thousand Six Hundred and Fifty Five Pounds) pax</b>. The property is <u>not</u> elected for VAT.</p>	
<b>Rating Assessment</b>	<b>Planning</b>
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,106.75 (2024/25 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<p>We understand the property falls under Class E (Commercial, Business and Service) of the Town &amp; Country Planning Use Classes Order as of 1st September 2020. Consent may be required for any external alterations (e.g. ventilation &amp; extraction). All uses are subject to Landlord's approval. Interested parties are advised to make their own enquiries to Sevenoaks District Council.</p>
<b>Service Charge</b>	<b>Viewings</b>
<p>A service charge is applicable to cover the costs of cleaning, managing, and maintaining the common parts.</p>	<p>Available by prior appointment via sole agents:</p> <div data-bbox="987 1276 1230 1438" data-label="Image"> </div> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>
<b>Notes</b>	
<p>Please note that the adjoining unit (5) is also available on a new lease basis should occupiers require additional space providing a total of 3057sq.ft (283sq.m).</p>	