

# CHISLEHURST

1<sup>st</sup> FLOOR, THE OLD CHAPEL

4 QUEENS PASSAGE

BR7 5AP

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – 1<sup>ST</sup> FLOOR SELF CONTAINED OFFICE SUITE – 552 SQ.FT**



## Location & Description

Chislehurst is an affluent suburb located within the London Borough of Bromley approx. 15 miles south of Central London, 3.5 miles east of Bromley and 1.6 miles south-west of Sidcup. The town is adjacent to the A20 and benefits from direct road links to the M25 (J3). For public transport Chislehurst Railway Station is within 1.3 miles of the property, providing frequent train services to London Bridge & Orpington. In addition, several bus routes terminate within walking distance of the property. Queens Passage is conveniently located in a centralised position at the junction with the High Street. In terms of amenities, Sainsburys, Café Nero and The Queens Head are in close proximity.

The property comprises a two-storey commercial building set beneath a pitched roof with external forecourt/parking areas. Such has been designed to complement the original chapel, incorporating steep pitched gable roofs, brick detailing and tall vertical windows. The available accommodation is at first floor level and access is via a self-contained entrance from the front of the building. Internally the demise is configured to provide entrance lobby, WC, kitchenette and open plan office. In terms of specification the space is fitted to a good standard throughout.

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	Accommodation										
<p>The accommodation is available to let on the basis of a new Full Repairing and Insuring lease granted <u>outside</u> the security provisions of the Landlord &amp; Tenant Act for a term of years to be agreed at a commencing rent of <b>£16,000 (Sixteen Thousand Pounds)</b> per annum exclusive. VAT is applicable.</p>	<table border="1"> <thead> <tr> <th>Floor</th> <th>Sq.Ft</th> <th>Sq.m</th> </tr> </thead> <tbody> <tr> <td>First Floor:</td> <td>552</td> <td>51.2</td> </tr> <tr> <td><b>Total Net Internal Area:</b></td> <td><b>552 sq ft</b></td> <td><b>51.2 sq m</b></td> </tr> </tbody> </table>	Floor	Sq.Ft	Sq.m	First Floor:	552	51.2	<b>Total Net Internal Area:</b>	<b>552 sq ft</b>	<b>51.2 sq m</b>	<p>Allocated Parking Space (One).</p>
	Floor	Sq.Ft	Sq.m								
First Floor:	552	51.2									
<b>Total Net Internal Area:</b>	<b>552 sq ft</b>	<b>51.2 sq m</b>									
Rating Assessment	Commercial Energy Performance Certificate										
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,755.50 (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive and should contact The London Borough of Bromley.</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>4 Queens Passage CHISLEHURST BR7 5AP</p> </div> <div style="border: 1px solid white; padding: 5px;"> <p>Energy rating</p> <div style="font-size: 2em; font-weight: bold; color: white; text-align: center;">C</div> </div> </div>										
	<p>Valid until</p> <p><b>1 July 2034</b></p>	<p>Certificate number</p> <p><b>9232-5204-2912-2603-9175</b></p>									
VAT	Viewings										
<p>We have been advised by our clients that property is elected for VAT.</p>	<p>Available by prior appointment with Linays Commercial Ltd.</p>										
Service Charge	<p><b>Contact:</b> Adrian Tutchings</p>	<p><b>Email:</b> <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a></p>									
<p>A service charge is applicable in respect of the common parts costs.</p>											