

PETTS WOOD

MORTIMER HOUSE

40 CHATSWORTH PARADE BR5 1DE

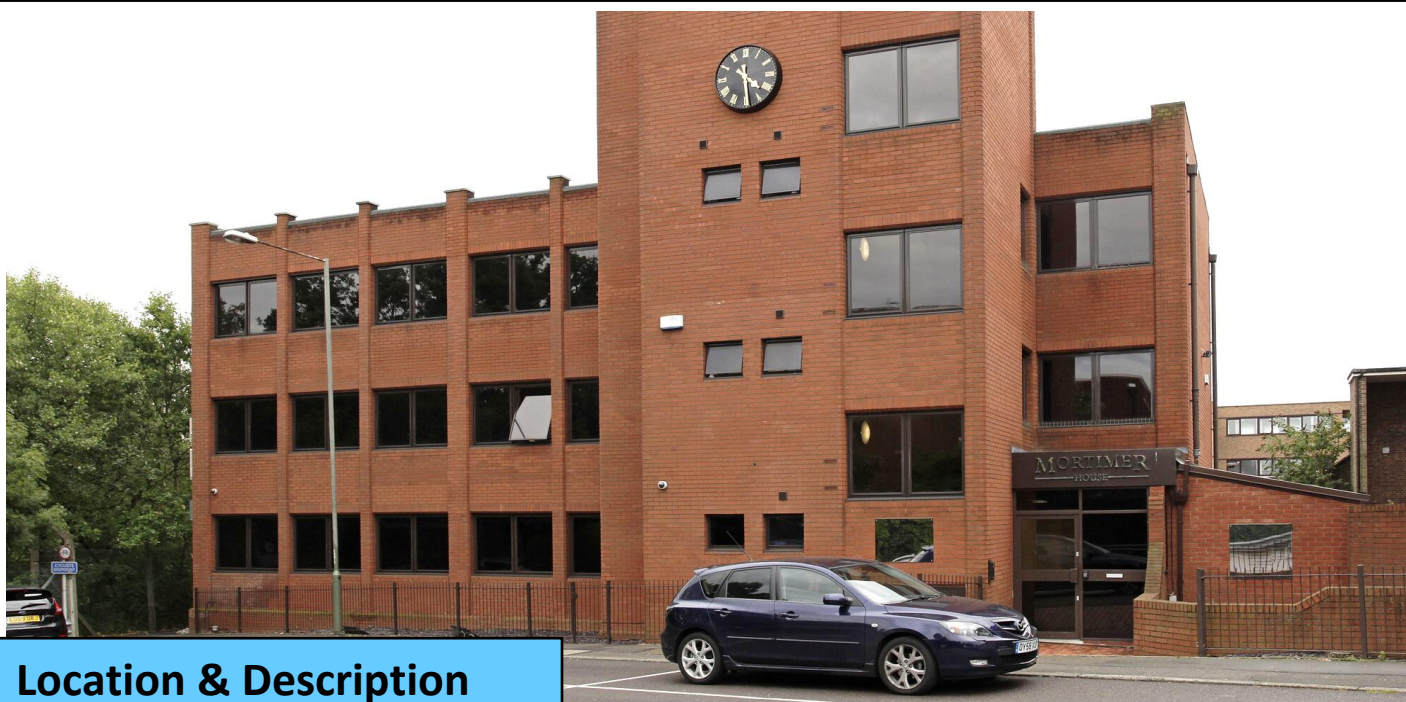
LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – OFFICE SPACE - FROM 193 SQ.FT TO 440 SQ.FT
PART 1ST FLOOR LEVEL – INCLUSIVE RENT**



Location & Description

Petts Wood is located within the London Borough of Bromley and lies to the North of Orpington and to the South East of Bromley. The town is well served for road transport with the M25 London orbital, the M20 and the M2 all within 15 minutes' drive. The town is popular with commuters and Petts Wood Rail Station is located approximately 200 meters from the building and provides regular direct services to London Victoria, Cannon Street, Charing Cross and London Bridge. Mortimer House is situated in a prominent position adjacent to the junction of Crest View Drive and Queensway. Amenities close by including coffee shops, supermarkets, a gym plus numerous other restaurants and retailers. The premises also lie adjacent to a public car park (48 spaces).

The available space is located at first floor level and comprises surplus office space within our client's demise. Access is via a communal ground floor entrance hall with passenger lift and stairs. The accommodation is set out to provide office space and an adjoining meeting room which can be demised as part of the letting. Features include air conditioning, spotlighting, shared kitchen facilities, entry intercom, perimeter network/data points and fibre broadband connection. Allocated car parking spaces are provided at the rear of the building with spaces available by way of negotiation.

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: MC/5689

Accommodation

(with approximate floor areas)

Office 1: 193sq.ft 18sq.m

Office 2/Meeting Room: (only available in conjunction with Office 1).

247sq.ft 23sq.m

Terms

The accommodation is available to let on a fully inclusive basis with a new full repairing and insuring lease/licence granted outside the security provisions of the Landlord & Tenant act for a term of years to be agreed at a commencing rent of;

Office 1: £7,605.50

Office 2: £9,334.50

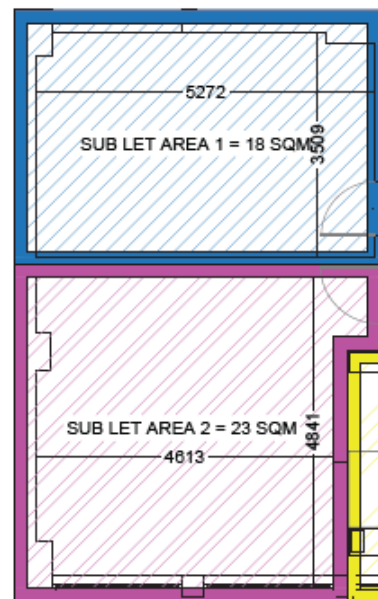
per annum inclusive.

The annual rental figure is inclusive of all outgoing and to include business rates, service charge, landlords building insurance and utilities.

VAT

We have been advised by our clients that VAT **will** be payable upon rental and amounts under current legislation.

Floor Plan



Commercial Energy Performance Certificate

Mortimer House
40 Chatsworth Parade
Petts Wood
ORPINGTON
BR5 1DE

Energy rating

C

Valid until

14 March 2034

Certificate number

0712-3687-5578-8295-9996

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:

Mandeep Cheema

Email:

mc@linays.co.uk

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