

Ref: AGT/AG/O:2219



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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***'CREDIT CRUNCH OFFER'***  
***RENT FOR 1 YEAR AND GET 1 YEAR FREE!***

**TO LET**  
**REDECORATED FIRST FLOOR OFFICE SUITE**  
**APPROX. 800 SQ.FT. (74.32M<sup>2</sup>)**



**MEDIA HOUSE**  
**99 HIGH STREET, ORPINGTON BR6 0LG**

**LOCATION:**

Situated in a prominent position at the junction of High Street and Church Hill.

**DESCRIPTION:**

Media House is a Period style building situated in a prominent corner position. The ground floor is occupied by a Mexican Restaurant and the available accommodation comprises a redecorated office suite. The offices have the benefit of a separate office entrance at Church Hill with Ladies' & Gents' Cloakrooms/wc's situated at ground level.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

**2219**

**ACCOMMODATION:** with approximate dimensions and floor areas comprises:-

**FIRST FLOOR OFFICE SUITE**

Arranged to provide private offices and meeting room plus kitchen area.

**FLOOR AREA APPROX 800 SQ.FT. (74.32M<sup>2</sup>)**

***FEATURES & AMENITIES*** (all untested) include:-

- Gas central heating
- Fitted carpets
- Low voltage lighting
- Private kitchen
- Fire Alarm
- Audio entryphone
- Redecorated

**TERMS:** The premises are to be let upon a full repairing and insuring Lease for a term of 2 years at a rental of **£200 per week exclusive (£10,400 pax)** in Year 1 and **RENT FREE** in Year 2. Longer Lease available if required at terms to be agreed.

**SERVICE CHARGE:** A service charge is to be levied to cover the cost of the repair, decoration, maintenance and cleaning of the common parts, including a contribution towards the Landlord's Building Insurance premium and Management costs.

**LEGAL COSTS:** Each party is to be responsible for the payment of their own legal fees.

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £3,274.71 (2010/2011 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

**VAT:** We are advised by our Clients that VAT **will not** be payable upon the rental under current legislation.

**VIEWING:** **ONLY by arrangement with the Owner's Agents:  
LINAYS COMMERCIAL - TEL: 01689 875511**

**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

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